

Houma-Terrebonne Regional Planning Commission

L. A. "Budd" Cloutier, O.D.....	Chairman
W. Alex Ostheimer.....	Vice-Chairman
Gloria Foret.....	Secretary/Treasurer
Richard Elfert.....	Member
James A. Erny.....	Member
Jeremy Kelley.....	Member
Keith Kurtz.....	Member
Gerald Schouest.....	Member
Wayne Thibodeaux.....	Member

MARCH 20, 2014, THURSDAY

6:00 P.M.

**TERREBONNE PARISH COUNCIL MEETING ROOM
Government Tower, 8026 Main Street, 2nd Floor**

A • G • E • N • D • A

I. CONVENE AS THE ZONING AND LAND USE COMMISSION

A. INVOCATION & PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. APPROVAL OF MINUTES:

1. Approval of Minutes of Zoning and Land Use Commission for the Regular Meeting of February 20, 2014

D. COMMUNICATIONS

E. PUBLIC HEARINGS:

1. Rezone from R-3 (Multi-Family Residential District), C-2 (General Commercial District), & C-3 (Neighborhood Commercial District) to I-1 (Light Industrial District); 1153 Valhi Boulevard, Tracts 3 & 4, Sections 82, 83, 84, 102, T17S-R17E, Terrebonne Parish, Louisiana; Terrebonne Land Partnership, applicant
2. Rezone from R-1 (Single-Family Residential District) to R-3M (Multi-Family Town House Condominium District); Proposed 4-unit townhouse; 151 Dixie Avenue, Lot 18, Block 1, Barrow Subdivision

F. NEW BUSINESS:

1. Home Occupation:
 - a) Establish an electric starter repair business; 756 East Woodlawn Ranch Road; Katina Duplantis, applicant
 - b) Establish a spray tan salon business; 217 Shay Drive, Lot 3, Block 5, Summerfield Place Subdivision, Addendum No. 17, Phase A; Fatma Zohra Attba-Porche, applicant
 - c) Establish a massage business, Massage Haven; 1107 Point Street; Mary S. Ellender, L.M.T., applicant

G. STAFF REPORT

H. COMMISSION COMMENTS:

1. Planning Commissioners' Comments
2. Chairman's Comments

I. PUBLIC COMMENTS

J. ADJOURN

II. CONVENE AS THE REGIONAL PLANNING COMMISSION

A. INVOCATION & PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. ACCEPTANCE OF MINUTES:

1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of February 20, 2014
2. Zoning & Land Use Commission Minutes for the Regular Meeting of February 20, 2014

D. APPROVE EMITTENCE OF PAYMENT FOR THE MARCH 20, 2014 INVOICES and TREASURER'S REPORT OF FEBRUARY 2014

E. COMMUNICATIONS

F. OLD BUSINESS:

1. a) Subdivision: Redivision of Property belonging to Wayne A. Mayon and Tracy Lynn Gary Mayon
Approval Requested: Process D, Minor Subdivision
Location: 222 Old Spanish Trail, Terrebonne Parish, LA
Government Districts: Council District 6 / Gibson Fire District
Developer: Wayne Mayon
Surveyor: Charles L. McDonald Land Surveyor, Inc.

b) Consider Approval of Said Application

G. APPLICATIONS:

1. a) Subdivision: Tracts 2-A, 2-B, & 2-C, Property belonging to Ber Boys, LLC
Approval Requested: Process D, Minor Subdivision
Location: 2227 Brady Road, Theriot, Terrebonne Parish, LA
Government Districts: Council District 7 / Bayou Dularge Fire District
Developer: Ber Boys, LLC
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Consider Approval of Said Application
2. a) Subdivision: Trinity Commercial Park, Addendum No. 2
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary
Location: Trinity Lane, Gray, Terrebonne Parish, LA
Government Districts: Council District 2 / Schriever Fire District
Developer: Annie 1, LLC
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Variance Request: Variance for the length of Block 1
d) Consider Approval of Said Application
3. a) Subdivision: Williamsburg Subdivision, Phase B
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary
Location: Bayou Gardens Boulevard & Vicari Street, Terrebonne Parish, LA
Government Districts: Council District 3 / Bayou Cane Fire District
Developer: Citiplace, LLC
Surveyor: David A. Waitz Engineering & Surveying, Inc.

b) Public Hearing
c) Consider Approval of Said Application
4. a) Subdivision: Hillcrest Estates
Approval Requested: Process C, Major Subdivision-Engineering
Location: Waterplant Road, Terrebonne Parish, LA
Government Districts: Council District 4 / Schriever Fire District
Developer: S & A Capital Investments, LLC
Surveyor: Milford & Associates, Inc.

b) Consider Approval of Said Application
5. a) Subdivision: Valhi Commercial Park
Approval Requested: Process C, Major Subdivision-Engineering
Location: Valhi Boulevard Extension, Terrebonne Parish, LA
Government Districts: Council District 6 / City of Houma Fire District
Developer: Terrebonne Land Partnership
Surveyor: Milford & Associates, Inc.

b) Consider Approval of Said Application

6. a) Subdivision: Trinity Commercial Park, Addendum No. 1
Approval Requested: Process C, Major Subdivision-Final
Location: Trinity Lane, Gray, Terrebonne Parish, LA
Government Districts: Council District 2 / Schriever Fire District
Developer: Annie 1, LLC
Surveyor: Milford & Associates, Inc.
 - b) Consider Approval of Said Application
7. a) Subdivision: Sugar Pointe Commercial Park
Approval Requested: Process C, Major Subdivision-Final
Location: 1520 Valhi Boulevard, Terrebonne Parish, LA
Government Districts: Council District 6 / Bayou Cane Fire District
Developer: North Hollywood Plantation, LLC
Surveyor: Providence/GSE Associates, LLC
 - b) Consider Approval of Said Application

H. STAFF REPORT

1. Discussion and possible action with regard to the ratification of the 2013 HTRPC Annual Report

I. ADMINISTRATIVE APPROVALS:

1. Revised Lots 5 & 6, Addendum No. 1 to Myrtle Grove Heights Subdivision, Section 2, T17S-R18E, Terrebonne Parish, LA
2. Tracts A & B, Property of Daniel John Lapeyrouse, et al, Sections 3 & 13, T18S-R18E, Terrebonne Parish, LA
3. Rebecca Industrial Complex, Redivision of Tract P to include additional 6.7 acres within Rebecca Plantation, Section 9, T16S-R16E, Terrebonne Parish, LA
4. Revised Tracts 1-C & 1-D, Property belonging to Dove Development & Land, LLC, Sections 82 & 83, T17S-R17E, Terrebonne Parish, LA
5. Revised Lots 10, 11, 12 & 14 of A Redivision of Lots 10, 11, 12, & 14 of Block 1 of Matherne Subdivision, Sections 5, 101, & 102, T17S-R17E, Terrebonne Parish, LA
6. Parcels A, C, D, and Clay Dupont Homesite of Property belonging to Arthur A. DeFraités, Jr. and John M. DeFraités being a portion of Lot 172, Honduras Plantation Subdivision, Section 105, T17S-R17E, Terrebonne Parish, LA

J. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee

K. COMMISSION COMMENTS:

1. Planning Commissioners' Comments
2. Chairman's Comments

L. PUBLIC COMMENTS

M. ADJOURN

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)
MEETING OF FEBRUARY 20, 2014

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called to order the regular meeting of February 20, 2014 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 6:11 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by him and the Pledge of Allegiance led by Mr. James Erny.
- B. Upon Roll Call, present were: Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mr. Richard Elfert; Mr. James Erny; Mrs. Gloria Foret, Secretary/Treasurer; Mr. Jeremy Kelley; Mr. Keith Kurtz; Mr. Alex Ostheimer, Vice Chairman; Mr. Gerald Schouest; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: None. Also present were Mr. Patrick Gordon, Director, Department of Planning & Zoning and Laddie Freeman, Legal Advisor.
- C. ACCEPTANCE OF MINUTES:
1. Mr. Kelley moved, seconded by Mr. Kurtz: “THAT the HTRPC accept the minutes, as written, for the Regional Planning Commission for the regular meeting of January 16, 2014.”

The Chairman called for a vote on the motion offered by Mr. Kelley. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
 2. Mr. Kelley moved, seconded by Mr. Kurtz: “THAT the HTRPC accept the minutes, as written, for the Zoning & Land Use Commission for the regular meeting of January 16, 2014.”

The Chairman called for a vote on the motion offered by Mr. Kelley. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- D. Mrs. Foret moved, seconded by Mr. Erny: “THAT the HTRPC emit payment for the February 20, 2014 invoices and approve the Treasurer’s Report of January 2014.”

The Chairman called for a vote on the motion offered by Mrs. Foret. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. PLANNING:
1. Planning Commissioners’ Comments: None.
 2. Administration’s Comments: None.
 3. Chairman’s Comments:
 - a) The Chairman stated he was pleased with the drainage improvements happening in older subdivisions.
- F. COMMUNICATIONS:
1. Mr. Gordon read a letter from Charles L. McDonald Land Surveyor, Inc.’s office dated February 20, 2014 requesting to table Item G.3 until all requirements are met [See *ATTACHMENT A*].

Mr. Kelley moved, seconded by Mr. Kurtz: “THAT the HTRPC remove all old business matters from the table to be considered.”

The Chairman called for a vote on the motion offered by Mr. Kelley. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

G. OLD BUSINESS:

1. The Chairman stated the next item under Old Business was an application by Dove Development & Land, LLC requesting approval for a Process D, Minor Subdivision for Tracts 1-A thru 1-D, Property belonging to Dove Development & Land, LLC.
 - a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property and stated all previous issues have been resolved.
 - b) Mr. Gordon discussed the Staff Report and stated Staff would recommend approval.
 - c) Mr. Schouest moved, seconded by Mr. Erny: "THAT the HTRPC grant approval of Process D, Minor Subdivision, for Tracts 1-A thru 1-D, Property belonging to Dove Development & Land, LLC."

The Chairman called for a vote on the motion offered by Mr. Schouest. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

2. The Chairman stated the next item under Old Business was an application by Bennett Porche requesting approval for a Process D, Minor Subdivision for Lot 3A & 3B, A Redivision of Lot 3, Block 1, Belanger Park Subdivision.
 - a) Mr. Kim Knight, T. Baker Smith, LLC, discussed the location and division of property and stated all previous issues have been resolved. He stated the Developer had no current plans to develop anything on the vacant lot.
 - b) Mr. Gordon discussed the Staff Report and stated Staff would recommend conditional approval provided 911 addressing was depicted on the plat.
 - c) Mr. Elfert moved, seconded by Mr. Erny: "THAT the HTRPC grant approval of Process D, Minor Subdivision, for Lot 3A & 3B, A Redivision of Lot 3, Block 1, Belanger Park Subdivision conditioned 911 addressing is depicted on the plat."

The Chairman called for a vote on the motion offered by Mr. Elfert. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

3. The Chairman stated the next item under Old Business was an application by Al & Denise Marmande requesting approval for a Process D, Minor Subdivision, for the Redivision of Property belonging to Al's Shrimp Company, LLC (Tracts 1-6).
 - a) Ms. Alisa Champagne stated, as per the letter submitted, she wished to table the matter indefinitely and they waived the right and/or requirement to have the application approved within 60 days as per state and local laws, and they consented to the extension of such period.
 - b) Mr. Schouest moved, seconded by Mr. Kurtz: "THAT the HTRPC table the application for a Process D, Minor Subdivision, for the Redivision of Property belonging to Al's Shrimp Company, LLC (Tracts 1-6) indefinitely as per the Developer's request [See ATTACHMENT A]."

The Chairman called for a vote on the motion offered by Mr. Schouest. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

H. APPLICATIONS:

1. The Chairman called to order the Public Hearing for an application by Clark E. Mackey requesting approval for Process D, Minor Subdivision for Tracts 1 thru 5, A Division of Property belonging to Clark E. Mackey Trust, et al.
 - a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property. He stated, after the Public Hearing, he would request the matter be tabled until all issues were resolved and he waived the right and/or requirement to have the application approved within 60 days as per state and local laws, and he consented to the extension of such period.
 - b) No one from the public was present to speak.

- c) Mr. Thibodeaux moved, seconded by Mr. Erny: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Gordon discussed the Staff Report and stated Staff would recommend the matter be tabled until additional fire hydrants are installed, drainage calculations are submitted and approved by the Terrebonne Parish Engineering Division, a drainage plan is illustrated on the plat, and addressing is depicted on each lot.
- e) The Chairman stated he spoke to Councilwoman Beryl Amedée and she had no issues with this request.
- f) Mr. Kelley moved, seconded by Mr. Schouest & Mr. Erny: “THAT the HTRPC table the application for Process D, Minor Subdivision for Tracts 1 thru 5, A Division of Property belonging to Clark E. Mackey Trust, et al indefinitely as per the Developer’s request.”

The Chairman called for a vote on the motion offered by Mr. Kelley. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- 2. The Chairman called to order the Public Hearing for an application by S & A Capital Investments, LLC requesting conceptual and preliminary approval for Process C, Major Subdivision for Hillcrest Estates.

- a) Mr. Gene Milford, Milford & Associates, Inc., discussed the location and division of property.
- b) No one from the public was present to speak.
- c) Mr. Thibodeaux moved, seconded by Mr. Erny: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Gordon discussed the Staff Report and stated Staff would recommend approval provided addressing was depicted on the plat, an approval letter from the Board of Health, and an approval letter from Waterworks.
- e) The Chairman stated he received a call from Councilwoman Beryl Amedée and she had no issues with this request.
- f) Mr. Ostheimer moved, seconded by Mr. Elfert: “THAT the HTRPC grant conceptual and preliminary approval of Process C, Major Subdivision for Hillcrest Estates.”
- g) Discussion was held with regard to the development having private community sewer.

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- 3. The Chairman called to order the Public Hearing for an application by Terrebonne Land Partnership requesting conceptual and preliminary approval for Process C, Major Subdivision, for Valhi Commercial Park.

- a) Mr. Gene Milford, Milford & Associates, Inc., discussed the location and division of property.
- b) No one from the public was present to speak.

- c) Mr. Erny moved, seconded by Mr. Kelley: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Gordon discussed the Staff Report and stated Staff would recommend approval.
- e) Discussion was held with regard to zoning and the commercially-zoned buffer provided between the light industrial and the residential.
- f) Mr. Erny moved, seconded by Mr. Ostheimer: “THAT the HTRPC grant conceptual and preliminary approval of Process C, Major Subdivision, for Valhi Commercial Park.”
- g) Discussion was held with regard to zoning and Mr. Gordon clarified the uses in light industrial versus heavy industrial.

The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- 4. The Chairman called to order the Public Hearing for an application by Solid Rock, LLC requesting approval for Process D, Minor Subdivision for Lots “8-1” & “8-2” and Revised Lot 7, Also Southern Portion of Lot 6, A Redivision of Lots 7 & 8, Block 12 of the Town of Houma.

- a) Mr. Prosper Toups, III, Prosper Toups Land Surveying, LLC, discussed the location and division of property.
- b) No one from the public was present to speak on the matter.
- c) Mr. Erny moved, seconded by Mr. Schouest: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED PUBLIC HEARING CLOSED.

- d) Mr. Gordon discussed the Staff Report and stated Staff would recommend conditional approval provided the variance is granted from the minimum lot size requirement drainage and conditioned drainage calculations are submitted and approved by the Terrebonne Parish Engineering Division, and a drainage plan and arrows are depicted on the plat. He further stated that since this was in old Houma, maybe the Commission would like to grant a variance from the drainage calculations as done historically.
- e) Discussion was held with regard to drainage calculations and no reason as to require in an existing area that is completely built up in the older part of the parish and has pre-existing conditions.
- f) Mr. Kelley moved, seconded by Mrs. Foret & Mr. Erny: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision for Lots “8-1” & “8-2” and Revised Lot 7, Also Southern Portion of Lot 6, A Redivision of Lots 7 & 8, Block 12 of the Town of Houma with variances granted from the minimum lot size requirement and from drainage calculations because of pre-existing conditions in the older part of Houma.”
- g) Discussion was held with regard to the existing homes and no plans to condemn, etc. Mr. Toups stated the homes were being renovated in order to sell.
- h) Mr. Freeman requested the motion be clarified to add the conditions per Staff as well as the variances if so desired.

- i) *Motion as amended.* Mr. Kelley moved, seconded by Mrs. Foret & Mr. Erny: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision for Lots “8-1” & “8-2” and Revised Lot 7, Also Southern Portion of Lot 6, A Redivision of Lots 7 & 8, Block 12 of the Town of Houma with variances granted from the minimum lot size requirement and from drainage calculations because of pre-existing conditions in the older part of Houma and conditioned upon a drainage plan and drainage arrows be depicted on the plat.”
- j) Discussion was held with regard to consistency in the older parts of Houma. Discussion ensued with regard to if one of the homes were to catch fire; it could be rebuilt as long as it was less than 85% damaged.

The Chairman called for a vote on the amended motion offered by Mr. Kelley. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- 5. The Chairman called to order the Public Hearing for an application by Wayne Mayon requesting approval for Process D, Minor Subdivision for the Redivision of Property belonging to Wayne A. Mayon and Tracy Lynn Gary Mayon.

- a) Ms. Alisa Champagne, Charles L. McDonald Land Surveyors, discussed the location and division of property.
- b) No one from the public was present to speak on the matter.
- c) Mr. Thibodeaux moved, seconded by Mr. Erny: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED PUBLIC HEARING CLOSED.

- d) Mr. Gordon discussed the Staff Report and stated Staff would recommend tabling the item until drainage calculations are submitted and approved by the Terrebonne Parish Engineering Division, natural ground elevations are depicted on the plat, addressing is assigned to each lot, and a letter of compliance is received from the Board of Health.
- e) Discussion was held with regard to the drainage and Mr. Gordon stated they are requiring all developments to have drainage calculations.
- f) Mr. Erny moved, seconded by Mr. Thibodeaux: “THAT the HTRPC table the application for Process D, Minor Subdivision for the Redivision of Property belonging to Wayne A. Mayon and Tracy Lynn Gary Mayon until the next regular meeting of March 20, 2014.”
- g) Discussion was held with regard to tabling items when there is infrastructure to be installed which could result from drainage calculations. Discussion ensued with regard to the opportunity to apply for a Process C should the applicant want to know if something will get approved before building.

The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier & Mr. Ostheimer; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- 6. The Chairman called to order the Public Hearing for an application by Margaret M. Shaffer requesting approval for Process D, Minor Subdivision for the Redivision of Property belonging to Margaret Minor Shaffer.

Mr. Kurtz recused himself from this matter because he was notified as an adjacent property owner.

- a) Ms. Alisa Champagne, Charles L. McDonald Land Surveyors, discussed the location and division of property. She stated a fire hydrant needed to be installed.
- b) No one from the public was present to speak on the matter.

- c) Mr. Thibodeaux moved, seconded by Mr. Erny: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier & Mr. Kurtz; ABSENT: None. THE CHAIRMAN DECLARED PUBLIC HEARING CLOSED.

- d) Mr. Gordon discussed the Staff Report and stated Staff would recommend tabling the item until a fire hydrant is installed and addressing was depicted on the plat.
- e) Mr. Schouest moved, seconded by Mr. Thibodeaux: “THAT the HTRPC table the application for Process D, Minor Subdivision for the Redivision of Property belonging to Margaret Minor Shaffer until the next regular meeting of March 20, 2014.”
- f) The Chairman stated correspondence received from Dr. Eugene St. Martin would be placed in the file.
- g) Ms. Champagne stated the Developer requested the matter be tabled indefinitely and they waived the right and/or requirement to have the application approved within 60 days as per state and local laws, and they consented to the extension of such period.
- h) *Motion as amended:* Mr. Schouest moved, seconded by Mr. Thibodeaux: “THAT the HTRPC table the application for Process D, Minor Subdivision for the Redivision of Property belonging to Margaret Minor Shaffer indefinitely as per the Developer’s request.”

The Chairman called for a vote on the amended motion offered by Mr. Schouest. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier & Mr. Kurtz; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- 7. The Chairman called to order the Public Hearing for an application by Mark Oswald Operations, LLC requesting approval for Process D, Minor Subdivision for the Redivision of Tract “D” of the Redivision of Property of D-M Realty Co., Inc.

- a) Ms. Alisa Champagne, Charles L. McDonald Land Surveyors, discussed the location and division of property.
- b) No one from the public was present to speak on the matter.
- c) Mr. Thibodeaux moved, seconded by Mr. Erny: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED PUBLIC HEARING CLOSED.

- d) Mr. Gordon discussed the Staff Report and stated Staff would recommend conditional approval provided addresses were depicted on the plat, a drainage plan and drainage arrows were depicted on the plat, and natural ground elevations were illustrated on each lot. He stated he had received a letter from the Engineering Division approving drainage calculations.
- e) Mr. Schouest indicated an error on the plat depicting Lot D-2 on both lots and that it is corrected to Lot D-1 and Lot D-2.
- f) Mr. Schouest moved, seconded by Mr. Erny: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision for the Redivision of Redivision of Tract “D” of the Redivision of Property of D-M Realty Co., Inc. conditioned addresses were depicted on the plat, a drainage plan and drainage arrows were depicted on the plat, natural ground elevations are illustrated on each lot, and revise the plat to properly designate Lots D-1 and D-2.”
- g) The Chairman stated he received a call from Councilwoman Beryl Amedée and she had no issues with this request.

- h) Mr. Gordon discussed minor subdivisions versus re-subdivisions and requirements for drainage calculations.

The Chairman called for a vote on the motion offered by Mr. Schouest. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- 8. The Chairman stated the next item on the agenda was an application by Savanne Road Carwash, LLC requesting engineering approval for Process C, Major Subdivision, for Crescent Place Subdivision.

Mr. Erny recused himself from this matter.

- a) Ms. Joan Schexnayder, Terrebonne Parish Engineering Division, read a memo dated February 20, 2014 with regard to the punch list items for the development [See *ATTACHMENT B*].
- b) Mr. David Waitz, David A. Waitz Engineering and Surveying, Inc., requested a variance for Item 9.e for lots 18-24 due to the large right-of-way in the rear and for Item 9.L for the fence and gate due to the pond being a recreational amenity. He stated they would resolve/comply with all remaining items on the punch list.
- c) Mr. Thibodeaux moved, seconded by Mr. Ostheimer: “THAT the HTRPC grant engineering approval for Process C, Major Subdivision, for Crescent Place Subdivision with variances granted for punch list Item 9.e and 9.l and conditioned upon the Developer complying/resolving all remaining punch list items per the Terrebonne Parish Engineering Division’s memo dated February 20, 2014 [See *ATTACHMENT B*].”
- d) Discussion was held with regard to the pond and maintenance and responsibility of the same. Discussion ensued with regard to there being a right-of-way around the perimeter of the pond should drainage be an issue and taken care of by the Parish. It was determined that the lot owners would be responsible for the maintenance of the pond in their rear yard.
- e) Discussion ensued with regard to adding verbiage on the plat indicating that the pond will be maintained by the lot owners.
- f) Discussion ensued with regard to private versus public ponds, maintenance, liability, etc.
- g) Mr. Waitz stated he would add the verbiage to the plat and have Mr. Gordon and/or Mr. Freeman review.
- h) *Motion as amended:* Mr. Thibodeaux moved, seconded by Mr. Ostheimer: “THAT the HTRPC grant engineering approval for Process C, Major Subdivision, for Crescent Place Subdivision with variances granted for punch list Item 9.e and 9.l, conditioned upon the Developer complying/resolving all remaining punch list items per the Terrebonne Parish Engineering Division’s memo dated February 20, 2014 [See *ATTACHMENT B*], and add verbiage to the plat indicating the lot owners’ responsibility to maintain the pond.”

The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Elfert, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier & Mr. Erny; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- 9. The Chairman stated the next item on the agenda was an application by CitiPlace, LLC requesting final approval for Process C, Major Subdivision, for Williamsburg Subdivision.

- a) Ms. Joan Schexnayder, Terrebonne Parish Engineering Division, read a memo dated February 20, 2014 with regard to the punch list items for the development [See *ATTACHMENT C*].
- b) Discussion was held with regard to Item 6 to remove the stumps from the pond and cutting the stumps even with the pond would suffice.
- c) Mr. David Waitz, David A. Waitz Engineering and Surveying, Inc., stated they would comply/resolve all of the items on the punch list within 60 days.

- d) Mr. Kelley moved, seconded by Mr. Thibodeaux: “THAT the HTRPC grant final approval for Process C, Major Subdivision, for Williamsburg Subdivision conditioned upon the Developer complying/resolving all punch list items per the Terrebonne Parish Engineering Division’s memo dated February 20, 2014 and be allowed 60 days for completion [See *ATTACHMENT C*].”
- e) The Chairman called for a vote on the amended motion offered by Mr. Kelley. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

I. STAFF REPORT:

- 1. Mr. Gordon encouraged attendance to the National Planning Conference to be held April 26-30, 2014 in Atlanta, Georgia. Authorization to send up to four people was previously approved by the Commission. He stated he would not be attending, nor would Mr. Pulaski be attending.
- 2. Mr. Gordon stated that they received an award at the Louisiana Planning Conference for the 2014 Great Places in Louisiana: Neighborhood, Downtown Houma.

J. ADMINISTRATIVE APPROVALS:

Mr. Erny moved, seconded by Mr. Thibodeaux: “THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-2.”

- 1. Tracts "A" and "B" of Property belonging to Jacque F. Mire, Jr., Section 114, T15S-R16E, Terrebonne Parish, LA
- 2. Parcel 1 and Revised Lot 1, Block 1 of Maurice Place Subdivision, Section 105, T17S-R17E, Terrebonne Parish, LA

The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

I. COMMITTEE REPORTS:

- 1. Subdivision Regulations Review Committee:

- a) Public Hearing:

- (1) The Chairman called to order the Public Hearing for the discussion and possible action with regard to the Proposed Mobile Home Park Regulations.
- (2) Mr. Gordon gave an overview of the proposed mobile home park regulations. He stated he had a few minor changes to make before finalizing the draft to be submitted. He requested to hold the Public Hearing and authorization to send it forward to the Parish Council who would more than likely sent it to their Subdivision Regulations Review Committee.
- (3) The Chairman recognized Mr. Tom Wilson, 303 Merrill Drive, who discussed his concerns (maintenance, roadways, violations, setbacks, non-compliant uses) with the proposed regulations.
- (4) Mr. Erny moved, seconded by Mr. Kelley: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- (5) Mr. Erny moved, seconded by Mr. Kelley: “THAT the HTRPC approve the proposed mobile home park regulations with minor additions by Administration and forward to the Parish Council for their consideration.”

The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

L. COMMISSION COMMENTS:

1. Planning Commissioners' Comments:

- a) Mr. Ostheimer discussed fire hydrants and infrastructure with regard to conditioning or tabling matters. He questioned drainage falling into that category. Discussion ensued with regard to drainage calculations findings lead to installation of infrastructure and therefore tabling those matters until complete.

2. Chairman's Comments:

- a) The Chairman expressed gratitude for Administration's work on matters dealing with infrastructure, approvals, and minor subdivisions versus re-subdivisions.
- b) Discussion was held with regard to the older areas of Houma and the requirements of drainage calculations and looking into changing the guidelines when variances seem to be granted over and over.

M. PUBLIC COMMENTS: None.

N. Mr. Erny moved, seconded by Mr. Schouest: "THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 8:24 p.m."

The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

*Becky M. Becnel, Minute Clerk
Houma-Terrebonne Regional Planning Commission*

Charles L. McDonald
Land Surveyor, Inc.
P O Box 1390
Gray, Louisiana 70359
Tele: (985) 876-4412 Fax: (985) 876-4806

Charles L. McDonald, PLS

Galen F. Bollinger, PLS

February 20, 2014

Houma Terrebonne Regional Planning Commission
Attn: Becky Becnel
P O Box 1446
Houma, LA 70361

Re: Redivision of Property belonging to Al's Shrimp Company, L.L.C.,
Located in Section 26, T19S-R16E, Terrebonne Parish, Louisiana

Dear Becky:

I'm requesting that the above referenced item on tonight's Planning Commission agenda be **tabled** indefinitely until all requirements are met/obtained.

The applicant waives the right and/or requirement to have the application approved within 60 days as per state and local laws, and consents to the extension of such period.

Feel free to call me if you have any questions.

Sincerely,



Alisa Champagne,
(agent for Al Marmande, Al's Shrimp Company, L.L.C.)



P. O. BOX 6097
HOUMA, LOUISIANA 70361
(985) 868-5050



P. O. BOX 2768
HOUMA, LOUISIANA 70361
(985) 868-3000

TERREBONNE PARISH CONSOLIDATED GOVERNMENT

February 20, 2014
1st Review
Item H-8

TO: **Pat Gordon**

FROM: **Gregory E. Bush, LTC, USA, Retired**

SUBJECT: **Crescent Place Subdivision
Review of Engineering Approval**

The Engineering Division of the Terrebonne Parish Department of Public Works has reviewed the plans and calculations for the above referenced subdivision. The plans and calculations fail to comply with Parish Ordinances and Subdivision Regulations in the following areas:

1. 24.5.4.7.2 Name of developer is not shown on the plat.
2. 24.5.4.7.2 The name of the developer on the plans does not match the name on the application.
3. 24.5.4.7.8 Section lines which cross the proposed subdivision are not shown on the plat.
4. 24.5.3.3 Specifications were not provided.
5. 24.7.6.1.7 Street Name signs should be placed at the intersection of Compton Place and Godchaux Drive.
6. 24.7.6.1.7 Stop sign should be placed at the intersection of Compton Place and Godchaux Drive.
7. 24.7.6.1.7 Dead end marker should be placed at the end of Compton Place.
8. 24.7.6.1.10 Standard plans CP-01 and MC-01 are out of date.
9. 24.7.6.2.6 Does not conform to the SDDM:
 - a. V.A.3 Finished centerline slopes are not shown on the plan/profile to be able to determine if it meets the minimum of 0.35%.
 - b. V.A.3 Points of vertical intersection are not shown on the plan/profile.
 - c. V.A.3 Dimensions of all servitudes not shown on the plan/profile.
 - d. V.A.3 Legend not provided on the plan/profile.
 - e. V.A.6 All lots are not graded to drain to the street or major drainage artery. The HTRPC can allow a portion to drain to the rear if drainage to the rear is to be dedicated; however, the percentage may not exceed 60%. The percentage of the lots which drain to the rear is 74% and the size of the drainage culverts has not exceeded 36".
 - f. V.A.8 Cross section at 100' intervals not provided.
 - g. V.A.8 Plan sheet showing cross section locations should be provided.

Saltwater Fishing Capital of the World®

- h. V.B.2 Culverts having a diameter less than 48" shall have a 50 year service life.
- i. V.D.11 Width of flooding is not less than 8 feet.
- j. VI.A.4,25 The design volume of detention facility is not shown on the plans.
- k. VI.A.18 Right of way should be shown on the pond cross-section showing a minimum right-of-way of 15' to allow access.
- l. VI.A.24 Ponds that are deeper than four feet shall require a protective fencing and a locked gate unless they are considered a recreational amenity as specified by State law and approved by the Planning Commission.
- m. VI.A.27 Written restriction stating that no structure, fill or obstructions shall be located within any drainage easement or delineated flood plain should be on the plat.
- n. VII. Since this development will result in disturbance of more than 5 acres a LAR100000 permit and a NOI need to be submitted to LaDEQ. TPCG-ED should receive a copy prior to construction.
- o. VIII. Letter of no objection required for work in the parish right-of-way.
- p. 18" SPD for lots 4 and 5 should tie into catchbasin #1 instead of #3.
- 10. 24.5.4.6.7 Approval letters should be provided from the following utilities:
 - a. Waterworks
 - b. Gas Utility
 - c. Department of Health and Hospitals
 - d. Electric Utility
- 11. 24.7.5.2 Approval from TPCG Utilities for street lights should be provided.
- 12. 24.7.6.4 No description for the benchmarks provided on plat.

This review does not imply that this subdivision submitted complies with all other requirements of the Parish Codes. Please feel free to contact me if you have any questions or comments.

GEB/jes

Attachment

cc: Tom Bourg
Philip Liner
David A. Waitz, P.E.
Planning Commission
Engineering Division
Reading File
Council Reading File



P. O. BOX 6097
HOUMA, LOUISIANA 70361
(985) 868-5050



P. O. BOX 2768
HOUMA, LOUISIANA 70361
(985) 868-3000

TERREBONNE PARISH CONSOLIDATED GOVERNMENT

February 20, 2014
Item No. H-9

TO: **Pat Gordon**

FROM: **Gregory E. Bush, LTC, USA, Retired**
Director of Public Works

SUBJECT: **Williamsburg Subdivision Phase A**
Final Inspection

A final inspection of the above referenced subdivision was held by representatives of the Department of Public Works. The following punch list items remain and need to be addressed:

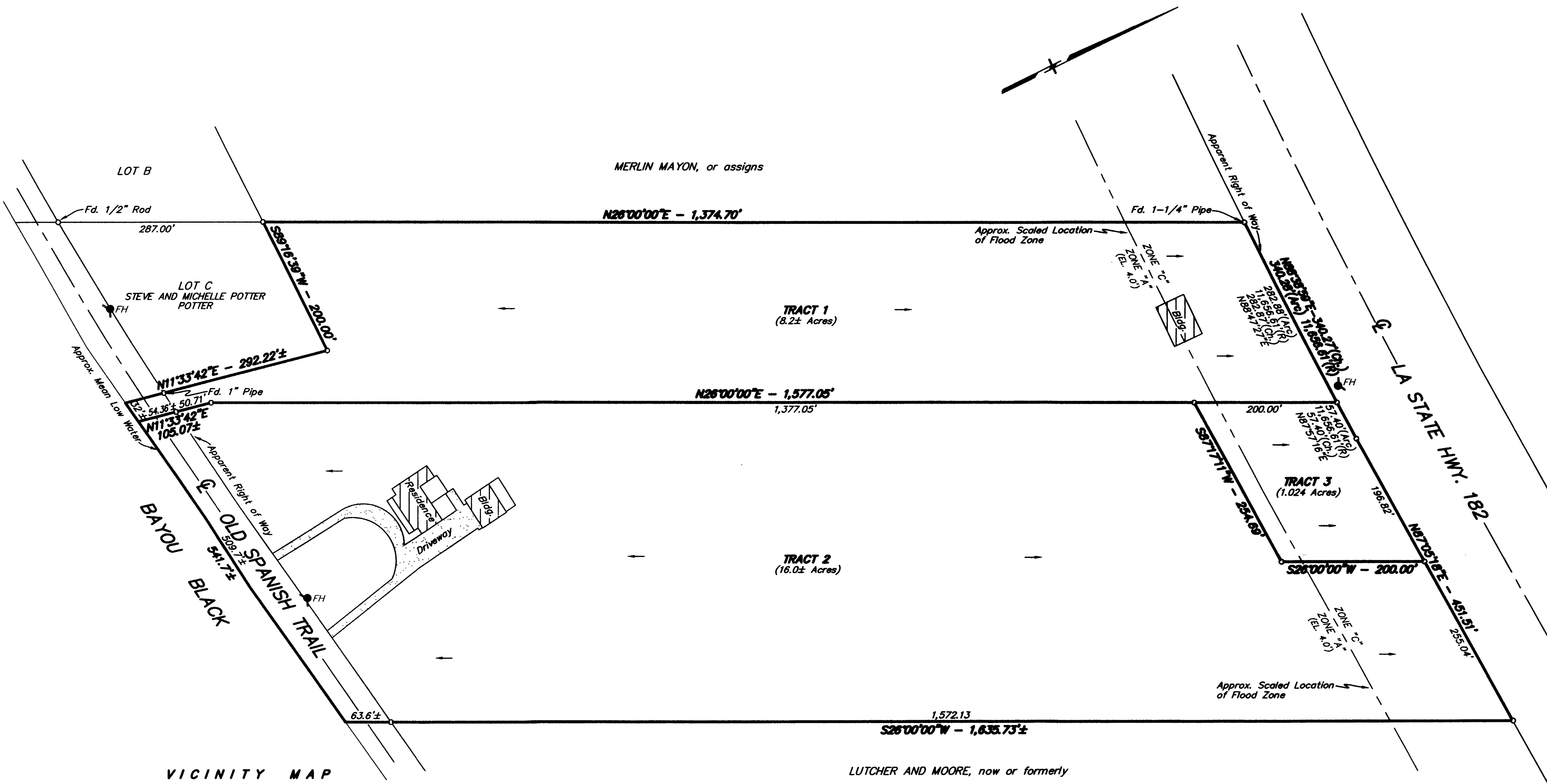
1. Install dead end markers.
2. Install street name signs.
3. 24.7.5.6 No approval letter from Waterworks.
4. No approval letter from Pollution Control.
5. Replaced panel needs to be sealed.
6. Remove stumps from pond.
7. Datum and date of benchmark should be shown on the plat.
8. Benchmarks should be stamped with the date set.
9. Finish grading lots.
10. Remove debris from the end of Rue Reece.
11. Place fill around the street sign posts.

This review does not imply that the drainage plan, or any other building plan, submitted for this project complies with all other requirements of the Parish Codes. Please feel free to contact Joan Schexnayder at 873-6720 if you have any questions or comments.

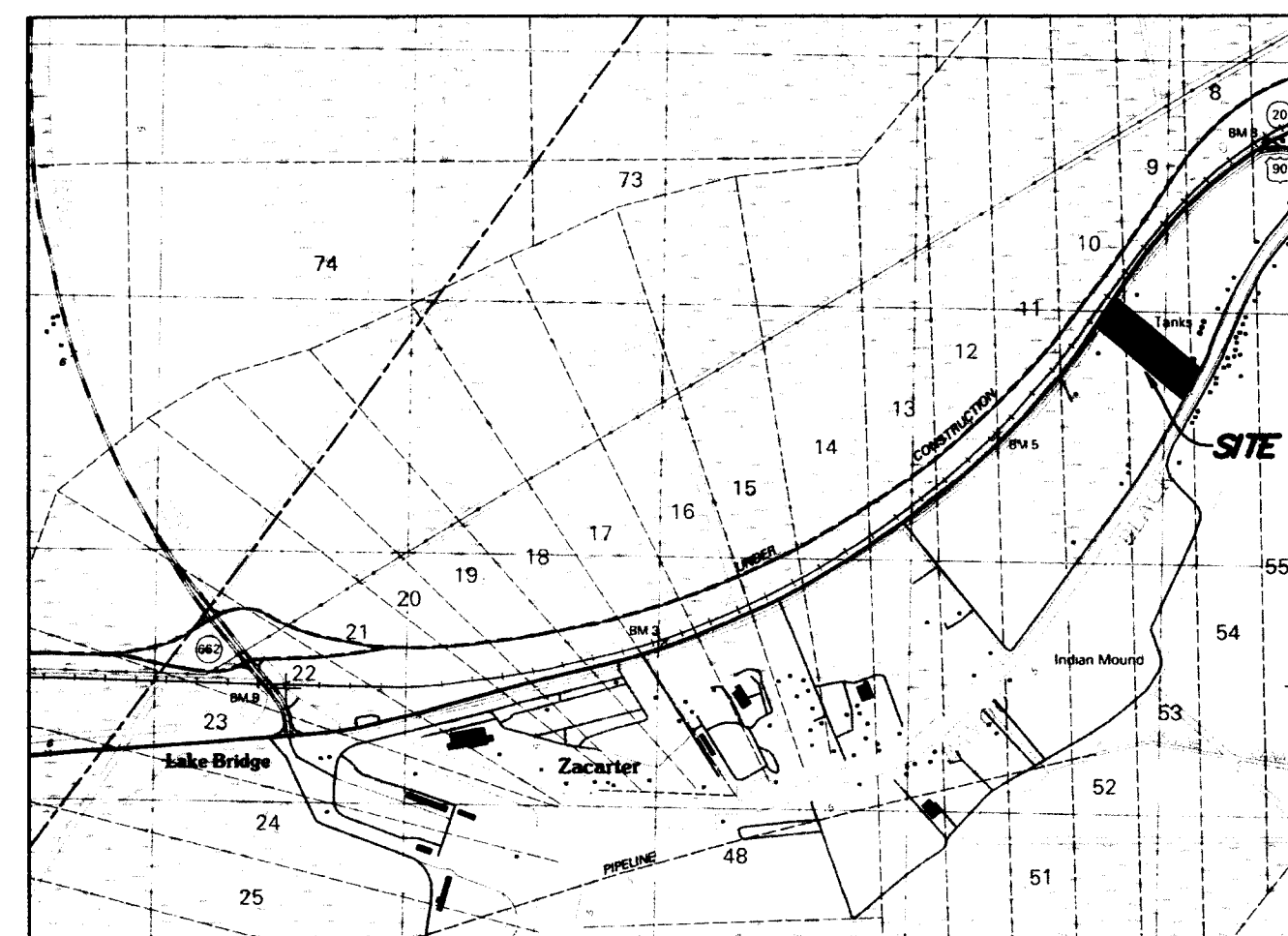
cc: Planning Commission
Brandon M. Arceneaux, P.E.
Tom Bourg
Philip Liner
Engineering Division
Reading File
Council Reading File

Saltwater Fishing Capital of the World®

PC14/ 2 - 5 - 13



VICINITY MAP



APPROVED AND ACCEPTED THIS DATE _____
BY THE TERREBONNE PARISH PLANNING COMMISSION

BY _____ FOR _____

GENERAL NOTES:

NOTE: BEARINGS INDICATED HEREON ARE BASED ON THE REFERENCED SURVEY MAP: "PLAN OF LAND SHOWING PORTION A-B-C-D-E-F-G-A OF PROPERTY OF LAWRENCE P. CUTRONE AND ANTHONY FREIA" prepared by Roes & Associates dated August 29, 1975.

NOTE: This map does not purport to show all servitudes and/or right of ways which may affect this property.

NOTE: This property is situated within ZONE "A & C", as shown on the F.E.M.A. Flood Insurance Rate Map dated May 1, 1985. (Map No. 225206 0725 C) ZONE "A" B.F.E. EL. 4.0'

Note: The tracts shown hereon drain into the Parish maintained roadside ditch along Old Spanish Trail and into the DOTD maintained ditch along LA State Hwy. 182 as indicated by the drainage arrows shown hereon.

LUTCHER AND MOORE, now or formerly

Address: 222 Old Spanish Trail

LEGEND

- Indicates 1/2" Pipe Set Unless Noted
- FH Indicates Exist. Fire Hydrant
- Indicates Drainage Flow

**MAP SHOWING THE REDIVISION OF
PROPERTY BELONGING TO WAYNE A. MAYON
AND TRACY LYNN GARY MAYON
LOCATED IN SECTIONS 9 & 10, T16S-R14E,
TERREBONNE PARISH, LOUISIANA**

SCALE: 1" = 100'

29 JANUARY 2014

CHARLES L. McDONALD

LAND SURVEYOR, INC.
P.O. Box 1390 Gray, LA 70359
Ph: (985)876-4412/Fax: (985)876-4806

PRELIMINARY DOCUMENT:

THIS MAP WAS PREPARED FOR INFORMATIONAL PURPOSES ONLY FOR SUBMITTAL TO THE HOUMA TERREBONNE REGIONAL PLANNING COMMISSION. IT IS NOT IN FULL COMPLIANCE WITH THE STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS. THIS PRELIMINARY DOCUMENT SHALL NOT BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.

APPROVED:  REG. P.L.S. No. 3402



APPLICATION
SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

- A. ☐ Raw Land
☐ Re-Subdivision
C. ☐ Major Subdivision
☐ Conceptual
☐ Preliminary
☐ Engineering
☐ Final
- B. ☐ Mobile Home Park
☐ Residential Building Park
☐ Conceptual/Preliminary
☐ Engineering
☐ Final
- D. ☒ Minor Subdivision

☐ Variance(s) (detailed description):

THE FOLLOWING MUST BE COMPLETE TO ENSURE PROCESS OF THE APPLICATION:

1. Name of Subdivision: PLAN SHOWING TRACTS 2A, 2B & 2C A REDIVISION OF PROPERTY BELONGING TO BER BOYS, LLC
2. Developer's Name & Address: BER BOYS, LLC, 511 CARDINAL DR., THIBODAUX, LA 70301
*Owner's Name & Address: SAME
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

SITE INFORMATION:

4. Physical Address: 2227 BRADY ROAD, THERIOT, LA
5. Location by Section, Township, Range: SECTION 26, T19S-R16E
6. Purpose of Development: SALE OF OF A PORTION
7. Land Use:
☒ Single-Family Residential
☐ Multi-Family Residential
☐ Commercial
☐ Industrial
8. Sewerage Type:
☐ Community
☒ Individual Treatment
☐ Package Plant
☐ Other
9. Drainage:
☐ Curb & Gutter
☒ Roadside Open Ditches
☐ Rear Lot Open Ditches
☐ Other
10. Date and Scale of Map: 2/10/14 SCALE: 1"=40'
11. Council District: 7 / Bayou Dularge Fire
12. Number of Lots: 3
13. Filing Fees: \$144.47

I, KENETH L. REMBERT, certify this application including the attached data to be true and correct.

KENETH L. REMBERT

Print Applicant or Agent

2/15/14

Date

Keneth L. Rembert
Signature of Applicant or Agent

The undersigned certifies: SP 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or SP 2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of the listed owners concur with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

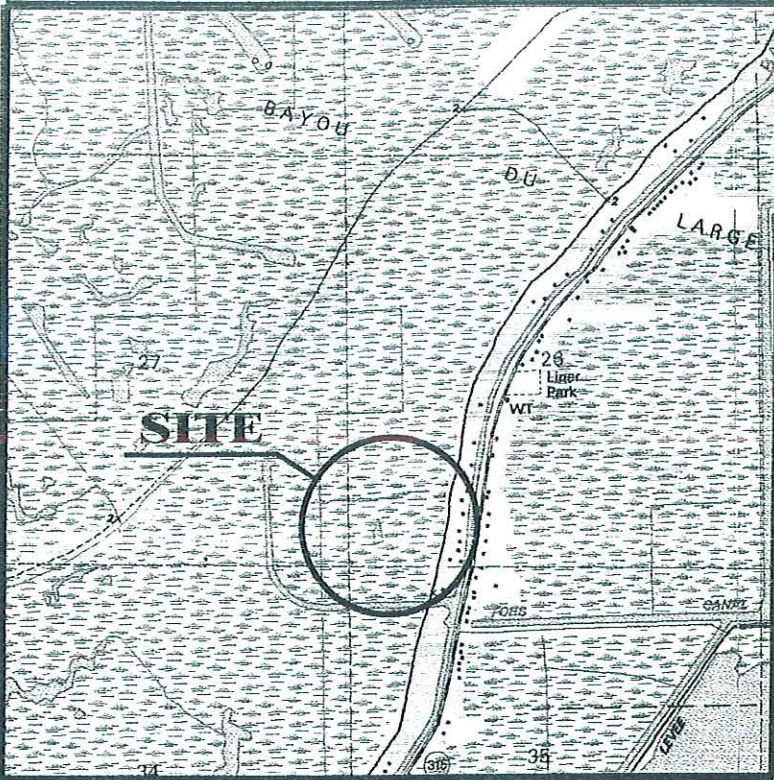
BER BOYS, LLC BY DOUG BER

Print Name of Signature

2/26/14
Date

Doug Ber
Signature

PC14/ 3 - 1 - 18



VICINITY MAP

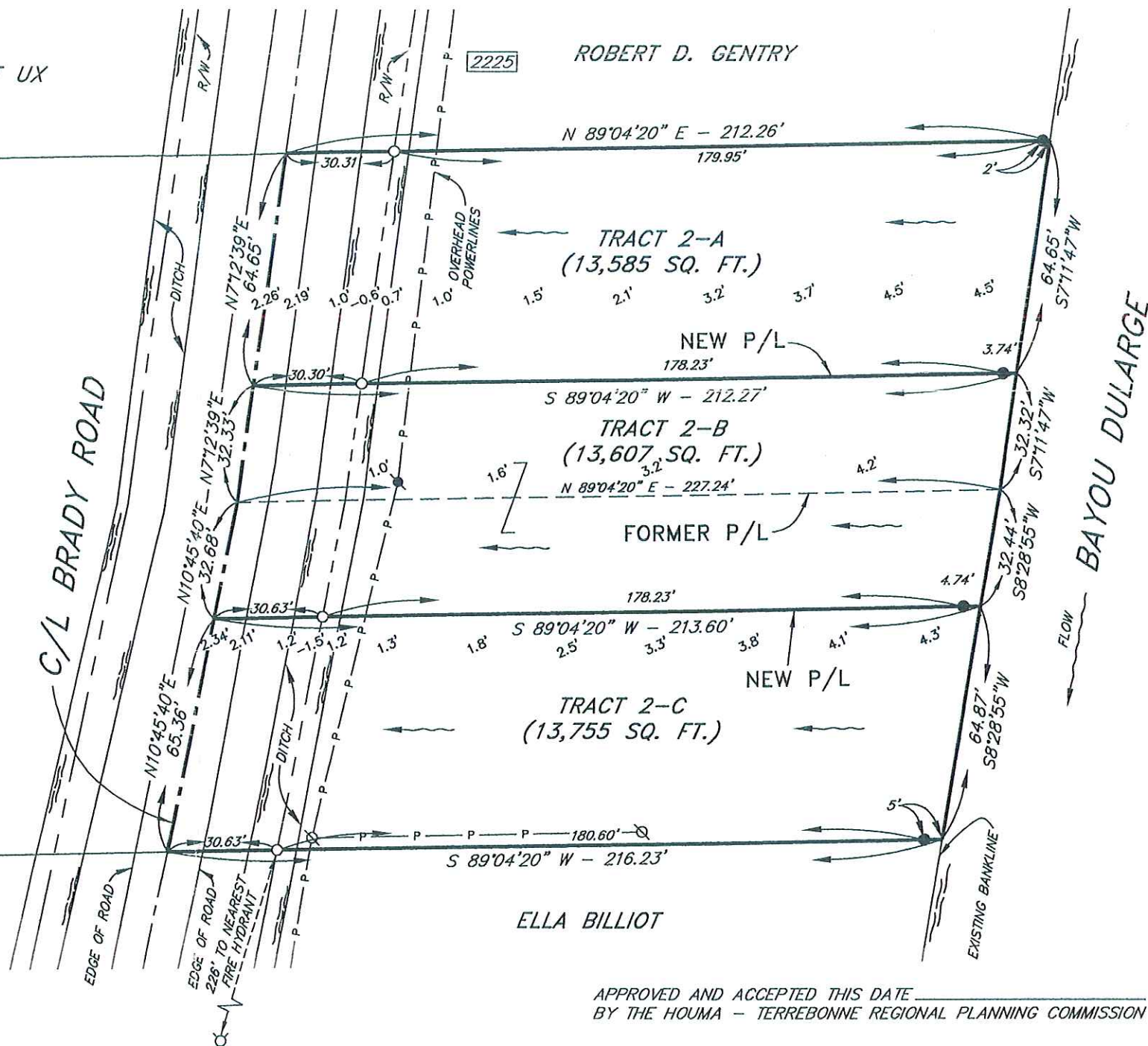


DONALD F. HEBERT ET UX

DONALD F. HEBERT ET AL
TRACT 1

DONALD F. HEBERT ET AL

2225 ROBERT D. GENTRY



APPROVED AND ACCEPTED THIS DATE _____
BY THE HOUMA - TERREBONNE REGIONAL PLANNING COMMISSION

BY _____ FOR _____

PLAN SHOWING TRACTS 2-A, 2-B & 2-C
PROPERTY BELONGING TO BER BOYS, L.L.C.
LOCATED IN SECTION 26, T19S-R16E,
TERREBONNE PARISH, LOUISIANA

FEBRUARY 10, 2014

SCALE: 1" = 40'



Kenneth L. Rembert
KENETH L. REMBERT, SURVEYOR
635 SCHOOL ST., HOUMA, LA.

LEGEND:

- INDICATES 5/8" IRON ROD SET
- INDICATES 2" PVC PIPE SET
- EXISTING POWER POLE
- EXISTING POWER POLE WITH LIGHT
- EXISTING FIRE HYDRANT
- INDICATES SPOT ELEVATION
- INDICATES DRAINAGE FLOW

THESE LOTS ARE LOCATED IN ZONE "A15" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0475, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "A15" HAS A BASE FLOOD ELEVATION OF 10'). F.E.M.A. 2006 ADVISORY PANEL NO. LA-K100 PLACES THIS PROPERTY IN ZONE "AE" WITH A BASE FLOOD REQUIREMENT OF 11'. THE 2008 PROPOSED DFIRM MAP SHOWS THIS PROPERTY IN ZONE "VE". "VE" HAVING A BFE REQUIREMENT OF 16'.

THIS SURVEY BASED ON MAP RECORDED UNDER ENTRY NO. XXXXXX AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENETH L. REMBERT SURVEYORS.
BEARINGS SHOWN HEREON ARE BASED ON SAID MAP.

I CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS AND THAT THE ACCURACY STANDARDS ARE IN ACCORDANCE WITH CLASS "C" (SUBURBAN) SURVEYS AS INDICATED IN THE ABOVE STANDARDS.

THIS MAP DOES NOT PURPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS, EASEMENTS PIPELINES OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE TRACT SURVEYED.

Terrebonne Regional Planning Commission

P.O. box 1446, Houma, Louisiana 70361

Ph. (985) 873-6793 - Fax (985) 580-8141

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

- A. ☐ Raw Land
☐ Re-Subdivision
C. ☒ Major Subdivision
☒ Conceptual
☒ Preliminary
☐ Engineering
☐ Final
B. ☐ Mobile Home Park
☐ Residential Building Park
☐ Conceptual/Preliminary
☐ Engineering
☐ Final
D. ☐ Minor Subdivision

☒ Variance(s) (detailed description):

Request variance for the length of Block 1 (see attached sheet).

THE FOLLOWING MUST BE COMPLETE TO ENSURE PROCESS OF THE APPLICATION:

1. Name of Subdivision: TRINITY COMMERCIAL PARK ADDENDUM NO. 2
2. Developer's Name & Address: ANNIE, I, LLC, P.O. BOX 869, HOUMA, LA 70361
Owner's Name & Address: NORTH TERREBONNE INVESTORS, L.L.C.
P O BOX 869, HOUMA LA 70361
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

SITE INFORMATION:

4. Physical Address: TRINITY LANE, GRAY, LA
5. Location by Section, Township, Range: SECTION 4, T16S-R17E
6. Purpose of Development: CREATE LOTS FOR SALE
7. Land Use:
☐ Single-Family Residential
☐ Multi-Family Residential
☒ Commercial
☒ Industrial
8. Sewerage Type:
☐ Community
☒ Individual Treatment
☐ Package Plant
☐ Other
9. Drainage:
☒ Curb & Gutter
☐ Roadside Open Ditches
☐ Rear Lot Open Ditches
☐ Other
10. Date and Scale of Map: 2/26/14 Scale: 1"=100'
11. Council District:
12. Number of Lots: 17
13. Filing Fees:

I, KENETH L. REMBERT, certify this application including the attached date to be true and correct.


KENETH L. REMBERT

Print Applicant or Agent

2/26/14

Date


Signature of Applicant or Agent

The undersigned certifies:  1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or 2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of the listed owners concur with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

ANNIE I, LLC BY RONNIE SHAW
Print Name of Signature

2/26/14

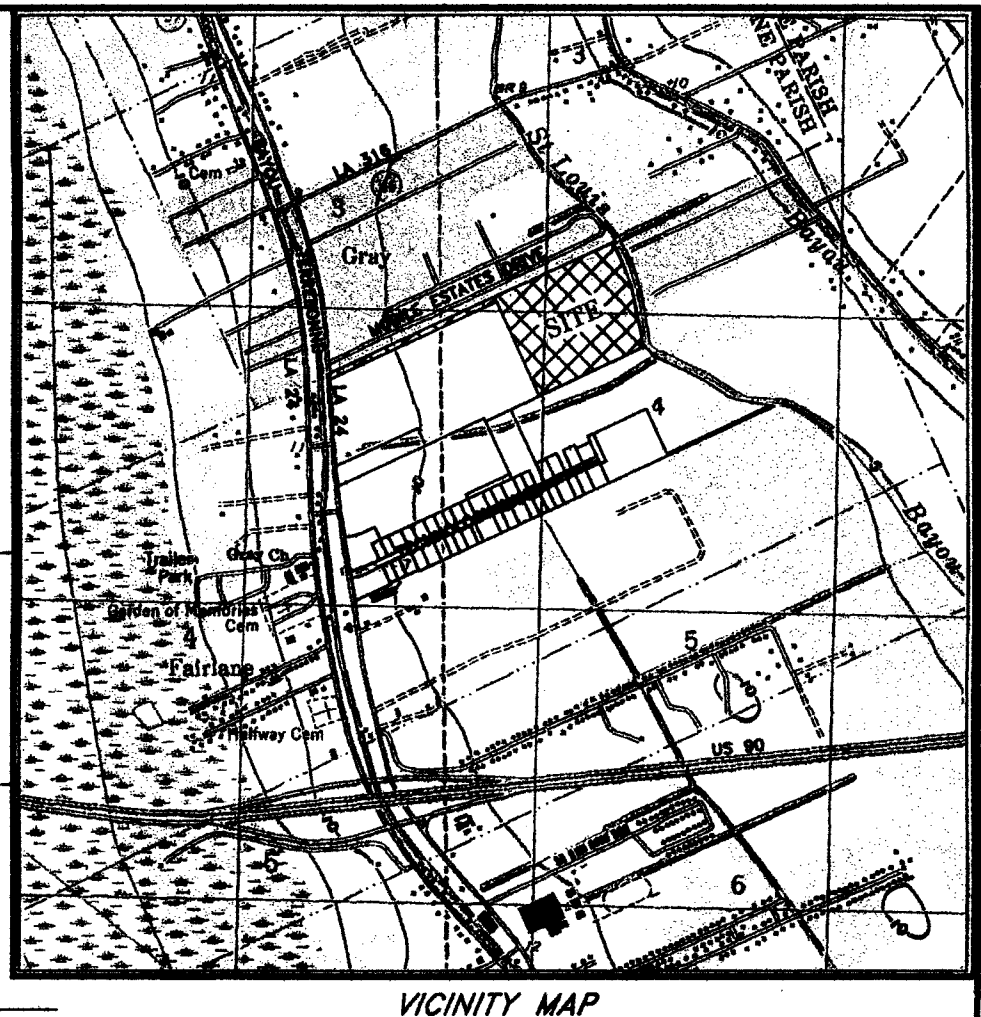
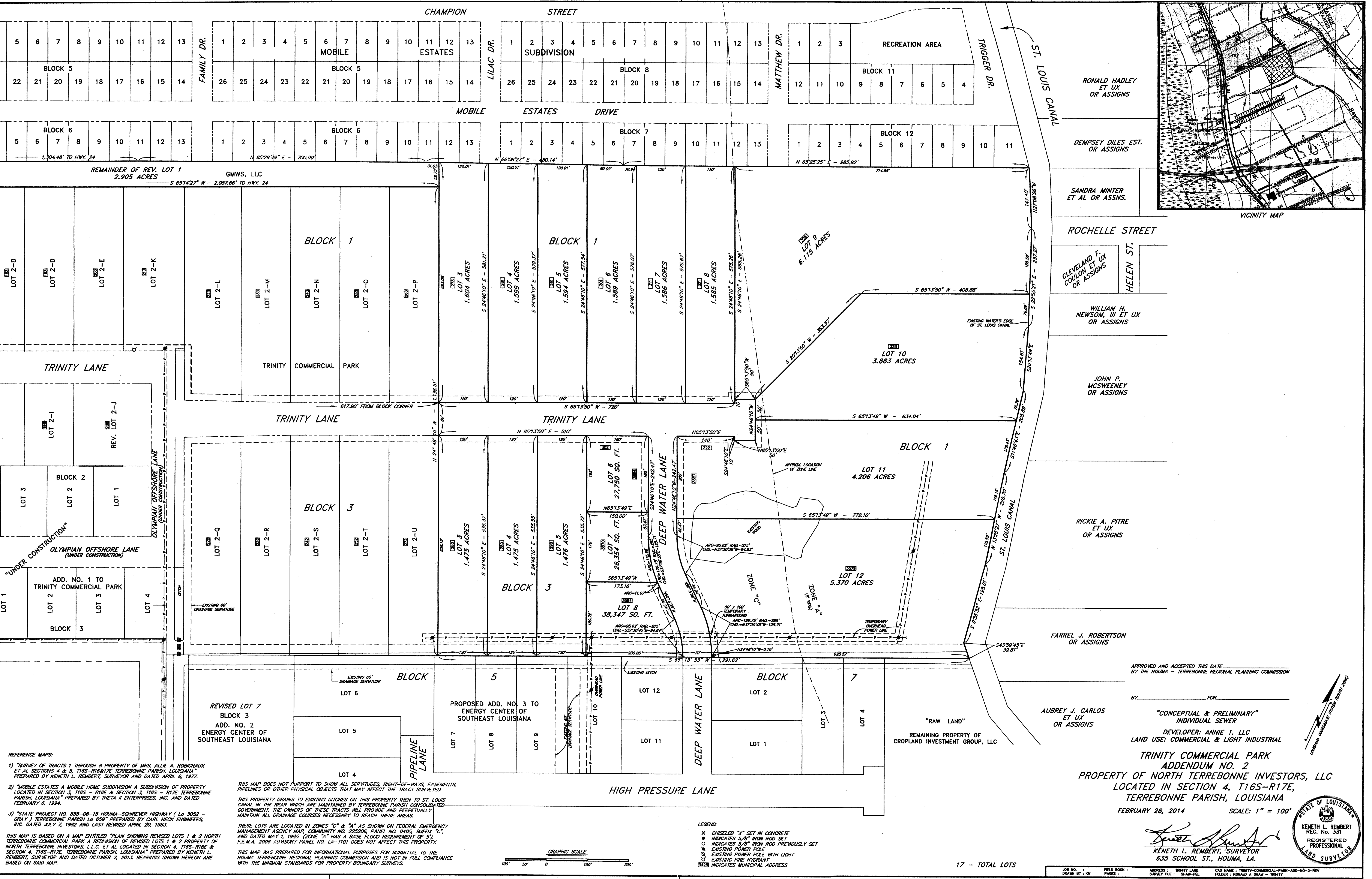

Signature

Revised 3/23/2010

PC14/ 3 - 2 - 19

**VARIANCE REQUEST FOR TRINITY COMMERCIAL PARK
ADDENDUM NO. 2**

We would request a variance from the being required to place a cross street in Block 1. The use of the neighboring property is incompatible with the use in our subdivision. Traffic from our subdivision (commercial) would probably cause harm to the streets in the adjacent residential subdivision. The block lengths across the street from Block 1 are the proper length and allow for traffic flow with two (2) cross streets.



VICINITY MAP

REFERENCE MAPS:

1) "SURVEY OF TRACTS 1 THROUGH 8 PROPERTY OF MRS. ALLIE A. ROBINSON ET AL. SECTIONS 4 & 5, T16S-R17E TERREBONNE PARISH, LOUISIANA" PREPARED BY KENNETH L. REMBERT, SURVEYOR AND DATED APRIL 6, 1977.

2) "MOBILE ESTATES A MOBILE HOME SUBDIVISION A SUBDIVISION OF PROPERTY LOCATED IN SECTION 3, T16S-R17E & SECTION 3, T16S-R17E TERREBONNE PARISH, LOUISIANA" PREPARED BY THETA II ENTERPRISES, INC. AND DATED FEBRUARY 6, 1994.

3) "STATE PROJECT NO. 855-06-15 HOUMA-SCHREVER HIGHWAY (LA 3052 - GRAY) TERREBONNE PARISH LA 659" PREPARED BY CARL HECK ENGINEERS, INC. DATED JULY 7, 1982 AND LAST REVISED APRIL 20, 1983.

THIS MAP IS BASED ON A MAP ENTITLED "PLAN SHOWING REVISED LOTS 1 & 2 NORTH TERREBONNE COMMERCIAL PARK A REDIVISION OF REVISED LOTS 1 & 2 PROPERTY OF NORTH TERREBONNE INVESTORS, L.L.C. ET AL. LOCATED IN SECTION 4, T16S-R17E & SECTION 4, T16S-R17E, TERREBONNE PARISH, LOUISIANA" PREPARED BY KENNETH L. REMBERT, SURVEYOR AND DATED OCTOBER 2, 2013. BEARINGS SHOWN HEREON ARE BASED ON SAID MAP.

THIS MAP DOES NOT PURPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS, EASEMENTS, PIPELINES OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE TRACT SURVEYED.

THIS PROPERTY DRAINS TO EXISTING DITCHES ON THIS PROPERTY THEN TO ST. LOUIS CANAL IN THE REAR WHICH ARE MAINTAINED BY TERREBONNE PARISH CONSOLIDATED GOVERNMENT. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

THESE LOTS ARE LOCATED IN ZONES "C" & "A" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0405, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "A" HAS A BASE FLOOD REQUIREMENT OF 5'). F.E.M.A. 2006 ADVISORY PANEL NO. LA-1701 DOES NOT AFFECT THIS PROPERTY.

THIS MAP WAS PREPARED FOR INFORMATIONAL PURPOSES FOR SUBMITTAL TO THE HOUMA TERREBONNE REGIONAL PLANNING COMMISSION AND IS NOT IN FULL COMPLIANCE WITH THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.



LEGEND:

- X CHISELED "X" SET IN CONCRETE
- INDICATES 5/8" IRON ROD SET
- INDICATES 5/8" IRON ROD PREVIOUSLY SET
- EXISTING POWER POLE
- EXISTING POWER POLE WITH LIGHT
- EXISTING FIRE HYDRANT
- ③③③ INDICATES MUNICIPAL ADDRESS

17 - TOTAL LOTS

APPROVED AND ACCEPTED THIS DATE _____
BY THE HOUMA - TERREBONNE REGIONAL PLANNING COMMISSION

BY _____ FOR _____

"CONCEPTUAL & PRELIMINARY"
INDIVIDUAL SEWER

DEVELOPER: ANNIE 1, LLC
LAND USE: COMMERCIAL & LIGHT INDUSTRIAL

TRINITY COMMERCIAL PARK
ADDENDUM NO. 2
PROPERTY OF NORTH TERREBONNE INVESTORS, LLC
LOCATED IN SECTION 4, T16S-R17E,
TERREBONNE PARISH, LOUISIANA
FEBRUARY 26, 2014 SCALE: 1" = 100'

AUBREY J. CARLOS
ET UX
OR ASSIGNS

FARREL J. ROBERTSON
OR ASSIGNS

RICKIE A. PITRE
ET UX
OR ASSIGNS

JOHN P. MCSWEENEY
OR ASSIGNS

WILLIAM H. NEWSOM, III ET UX
OR ASSIGNS

CLEVELAND F. COULON ET UX
OR ASSIGNS

HELEN ST.

SANDRA MINTER
ET AL OR ASSNS.

DEMPSEY DILES EST.
OR ASSIGNS

RONALD HADLEY
ET UX
OR ASSIGNS

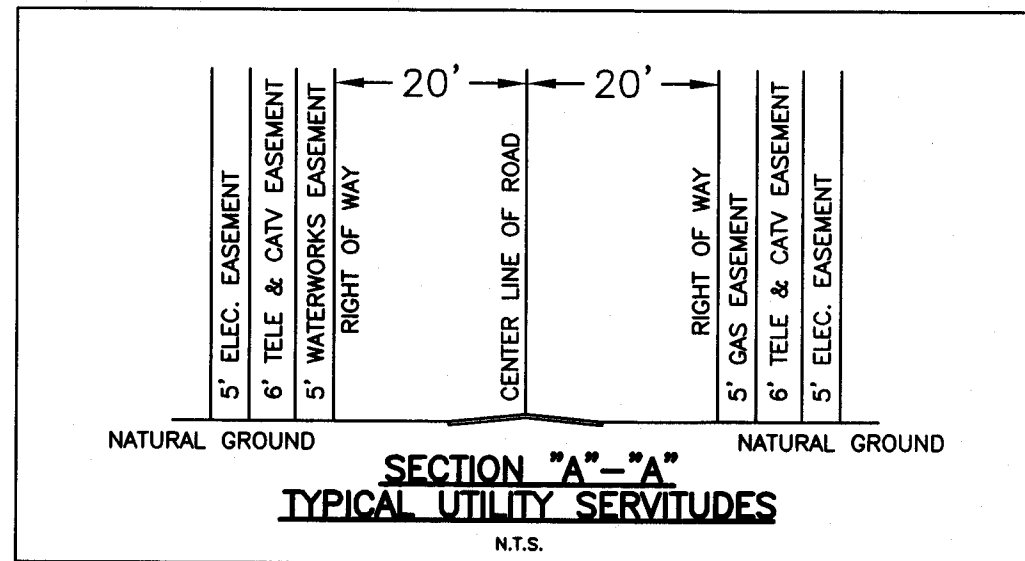
KENNETH L. REMBERT, SURVEYOR
635 SCHOOL ST., HOUMA, LA.

STATE OF LOUISIANA
REGISTERED PROFESSIONAL LAND SURVEYOR
REG. NO. 331

JOB NO.: _____ FIELD BOOK: _____
DRAWN BY: KM PAGES: _____ ADDRESS: TRINITY LANE
SURVEY FILE: SHAW-PEL FOLDER: RONALD J. SHAW - TRINITY
CADD NAME: TRINITY-COMMERCIAL-PARK-ADD-NO-2-REV

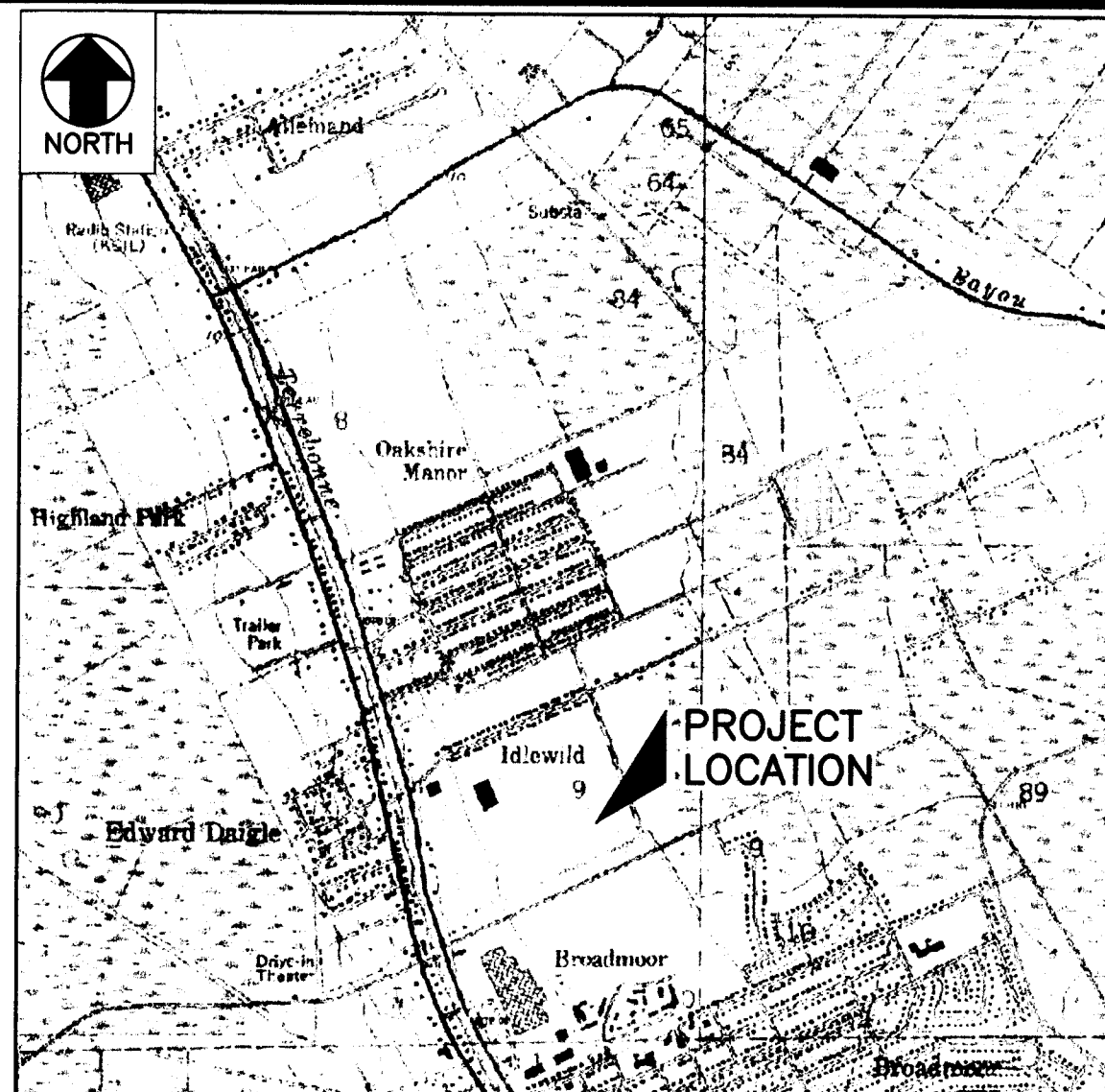
FINAL SURVEY PLAT
WILLIAMSBURG SUBDIVISION -- PHASE A
CITIPLACE, L.L.C. -- DEVELOPER
LOCATED IN SECTION 9, T16S--R17E
TERREBONNE PARISH, LOUISIANA
PREPARED BY: DAVID A. WAITZ ENGINEERING & SURVEYING
DATE: FEBRUARY 6, 2013

NOTE:
BEARINGS AND COORDINATES ARE BASED ON NAD 83,
STATE PLANE 1702 LOUISIANA SOUTH COORDINATES, U.S. FEET.
THE PRIMARY REFERENCE STATION USED IS PID = AH6190, STAMPED "IDLE"
AND HAVING THE FOLLOWING COORDINATES:
NORTHING = 415,172.93; EASTING = 3,462,977.81



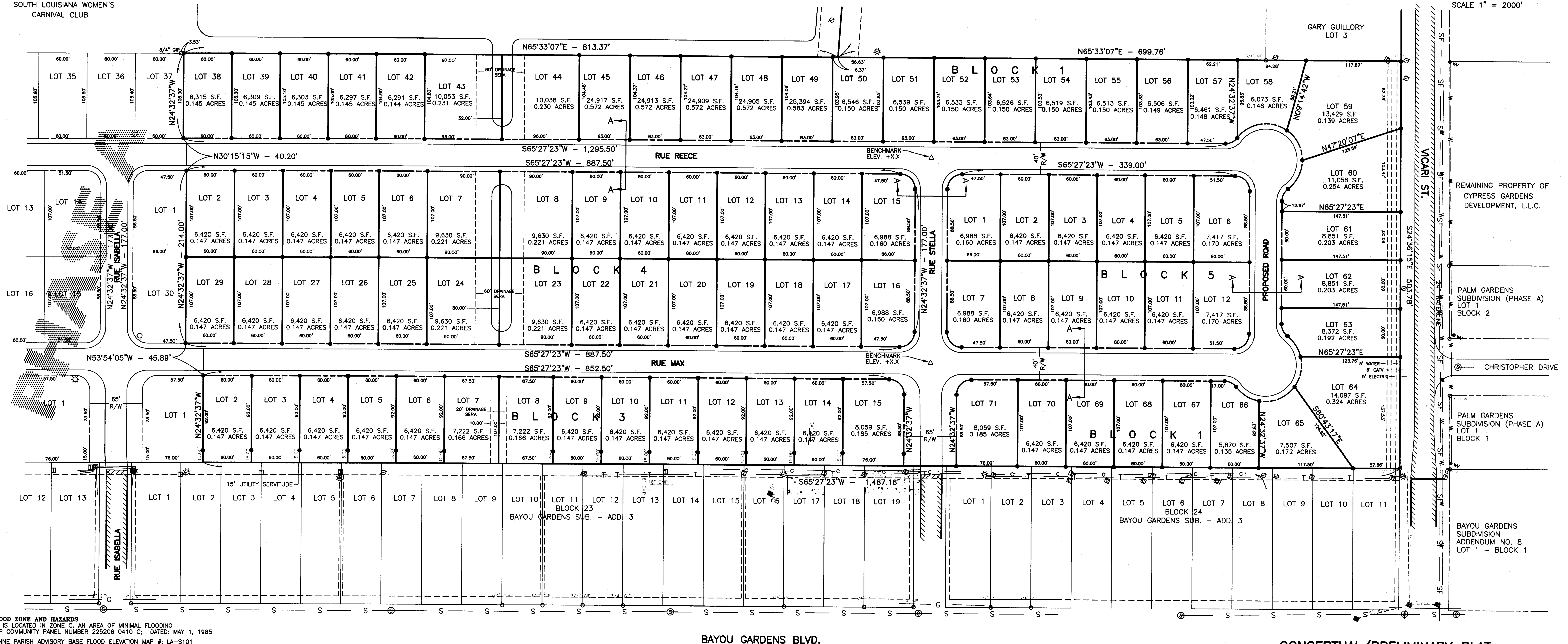
NOTE: NO STRUCTURE, FILL, OR OBSTRUCTION SHALL BE LOCATED
WITHIN ANY DRAINAGE EASEMENT OF DELINEATED FLOOD PLAIN.

- | FOUND PROPERTY MARKER | |
|--|-------|
| SET 3/4" I.R. | ● |
| EXISTING WATER LINE | — W — |
| EXISTING GAS LINE | — G — |
| EXISTING SEWER LINE | — S — |
| EXISTING OVERHEAD POWER LINE | — E — |
| EXISTING TELEPHONE LINE | — T — |
| EXISTING FENCE | — X — |
| EXISTING POWER POLE W/ LIGHT | ⚡ |
| EXISTING POWER POLE | ⊘ |
| EXISTING ANCHOR | → |
| EXISTING TELEPHONE PEDESTAL | ⊞ |
| EXISTING WATER VALVE | ⊕WV |
| EXISTING FIRE HYDRANT | ⊕ |
| PROPOSED FIRE HYDRANT | ⦿ |
| EXISTING WATER METER | ⊕WM |
| EXISTING GAS VALVE | ⊕GV |
| EXISTING GAS METER | ⊕GM |
| EXISTING SEWER MANHOLE | Ⓢ |
| EXISTING CATCH BASIN
WITH SUBSURFACE DRAINAGE | — ■ — |
| 2" DIAMETER BRASS DISK | △ |



VICINITY MAP
SCALE 1" = 2000'

SOUTH LOUISIANA WOMEN'S
CARNIVAL CLUB



TERREBONNE PARISH ADVISORY BASE FLOOD ELEVATION MAP #: LA-S101
DATED: 2-23-2006; FLOOD ZONE: AREAS OUTSIDE THE AREE ZONE A AND ZONE

CERTIFICATIONS

THIS IS TO CERTIFY THAT THE SURVEY WAS DONE BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL, THAT THE SURVEY WAS DONE ON THE GROUND AND WAS DONE IN ACCORDANCE WITH THE MOST RECENT MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS AS SET FORTH BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THAT THE ACCURACY SPECIFICATION AND POSITIONAL TOLERANCES ARE IN ACCORDANCE WITH CLASS "C" SURVEYS INDICATED IN THE ABOVE STANDARDS.

I ALSO CERTIFY THERE ARE NO ENCROACHMENTS ACROSS ANY PROPERTY LINES
EXCEPT AS SHOWN

APPROVED: David A. Waitt Reg. No. 4744

APPROVED BY: _____

OWNER _____ DATE _____

OWNER _____ DATE _____

THIS IS TO CERTIFY THAT SERVITUDE OF PASSAGE AND THE RIGHT TO INSTALL, MAINTAIN DRAINAGE, ELECTRICAL, COMMUNICATION, GAS & WATER UTILITIES, HEREBY CREATED IN FAVOR OF THE TERREBONNE PARISH CONSOLIDATED GOVERNMENT, BELONGS TO TIME WARNER CABLE, ENERGY, ATMOS GAS, AND THE CITY OF HOUMA OVER AND IN ALL THESE CERTAIN STREETS AND SERVITUDES AS NAMED HEREON AND/OR SHOWN ON THIS PLAT OF SUBMISSION AND BELONGING TO THE UNDERSIGNED FEE TITLE OWNERSHIP OF SAID STREET RIGHT-OF-WAY AND SERVITUDES IS EXPRESSLY RETAINED, MINERAL RIGHTS ARE SPECIFICALLY EXCLUDED AND ARE RETAINED IN FULL BY THE OWNER THEREOF.

BY: _____
HENRY RICHARD - MANAGER
CITIPLACE, L.L.C.

NOTE:
THIS PLAT DOES NOT PURPORT TO SHOW ALL
EASEMENTS, SERVIDITUDES AND/OR RIGHTS-OF-WAY
THAT MAY OR MAY NOT EXIST ON THIS PROPERTY.
THIS PLAT DOES NOT PURPORT TO SHOW ALL
UNDERGROUND UTILITIES AND/OR PIPELINES
THAT MAY OR MAY NOT EXIST ON THIS PROPERTY.
THIS PLAT WAS PREPARED WITHOUT THE BENEFIT
OF A COMPLETE ABSTRACT AND TITLE OPINION.

88 SINGLE-FAMILY LOTS



DATE	DESCRIPTION		BY
REVISION			

CONCEPTUAL/PRELIMINARY PLAT

WILLIAMSBURG SUBDIVISION - PHASE B
CITIPLACE, L.L.C. - DEVELOPER
LOCATED IN SECTION 9, T16S-R17E
TERREBONNE PARISH, LOUISIANA

DAVID A. WAITZ
ENGINEERING AND SURVEYING, INC.
Civil Engineers & Professional Land Surveyors
Thibodaux, Louisiana

DESIGNED: BMA	DETAILED: JED	TRACED:
CHECKED: DAW	CHECKED: BMA	CHECKED:
DATED: FEBRUARY 28, 2014	FILE: F:\DWGS\2011\11-097\PHASE B\PLAT.DWG	JOB NO: 11-097

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361

Ph. (985) 873-6793 – Fax (985) 580-8141

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

- A. ☐ Raw Land
☐ Re-Subdivision
- C. ☒ Major Subdivision
☐ Conceptual
☐ Preliminary
☒ Engineering
☐ Final
- B. ☐ Mobile Home Park
☐ Residential Building Park
☐ Conceptual/Preliminary
☐ Engineering
☐ Final
- D. ☐ Minor Subdivision

Variance(s) (detailed description):

THE FOLLOWING MUST BE COMPLETE TO ENSURE PROCESS OF THE APPLICATION:

1. Name of Subdivision: HILLCREST ESTATES
S & A CAPITAL INVESTMENTS, LLC
2. Developer's Name & Address: 115 AUTUMN DR., HOUMA, LA 70360
S & A CAPITAL INVESTMENTS, LLC
- *Owner's Name & Address: 115 AUTUMN DR., HOUMA, LA 70360
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: MILFORD & ASSOCIATES, INC.

SITE INFORMATION:

4. Physical Address: WATERPLANT ROAD
5. Location by Section, Township, Range: SECTION 101 & 144, T15S-R16E
6. Purpose of Development: SINGLE-FAMILY RESIDENTIAL LOTS
7. Land Use:
☒ Single-Family Residential
☐ Multi-Family Residential
☐ Commercial
☐ Industrial
8. Sewerage Type:
☒ Private
☐ Community
☐ Individual Treatment
☐ Package Plant
☐ Other
9. Drainage:
☐ Curb & Gutter
☒ Roadside Open Ditches
☐ Rear Lot Open Ditches
☒ Other
10. Date and Scale of Map: 17FEB14 SCALE: 1" = 100'
11. Council District: 4 / Schriever Fire Dist.
12. Number of Lots: 45
13. Filing Fees: \$860.00

I, FLOYD E. MILFORD, III, certify this application including the attached date to be true and correct.

FLOYD E. MILFORD, III
Print Applicant or Agent

02/27/14
Date

[Signature]
Signature of Applicant or Agent

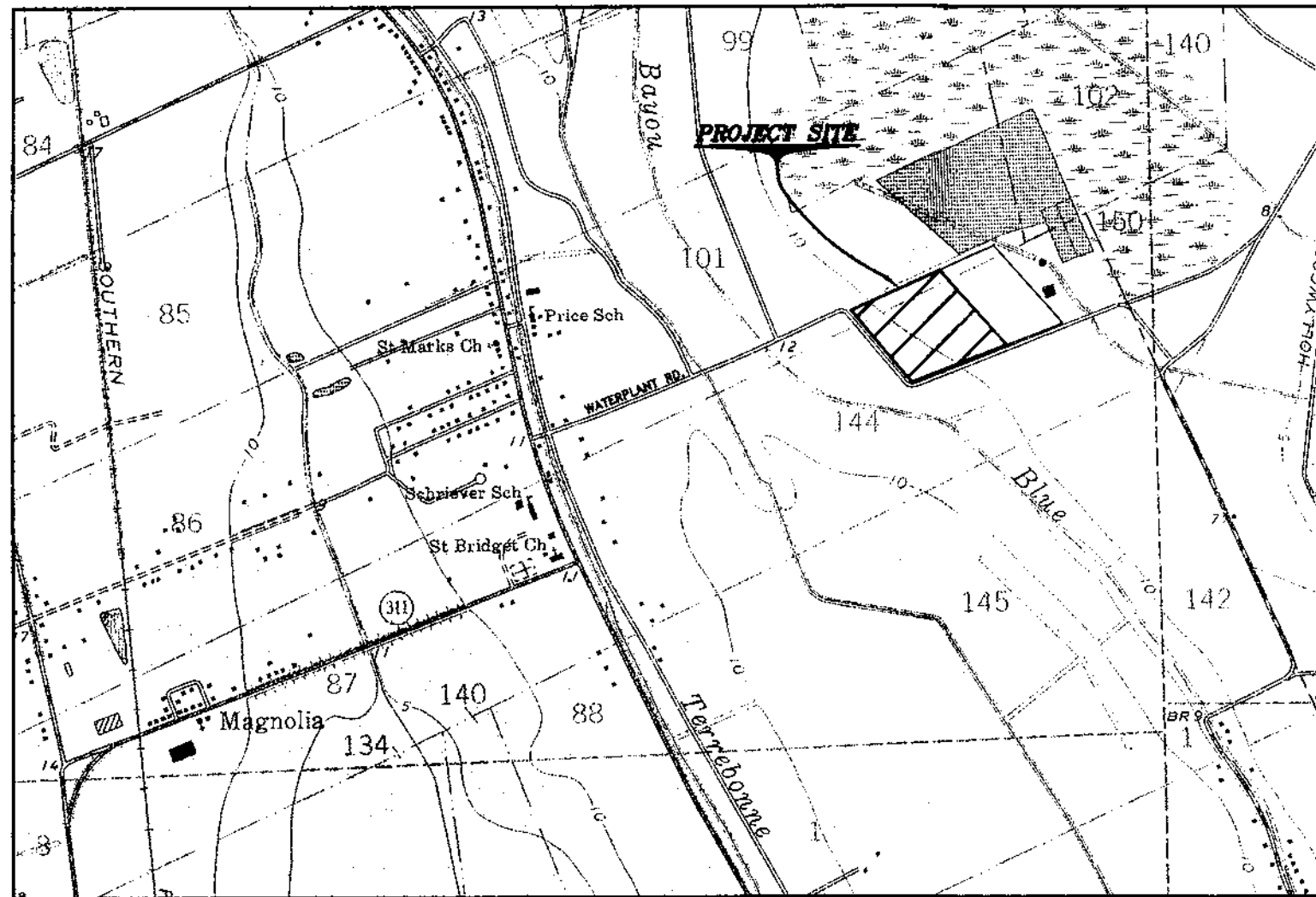
The undersigned certifies: [Signature] 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or [Signature] 2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of the listed owners concur with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

Ronald J. Shaw
Print Name of Signature

02/27/14
Date

[Signature]
Signature

PC14/ 3 - 4 - 21



VICINITY MAP

BLOCK 1 SQUARE FOOTAGE		BLOCK 2 SQUARE FOOTAGE		BLOCK 3 SQUARE FOOTAGE	
LOT 1 BLK 1	13162 SF	LOT 1 BLK 2	13918 SF	LOT 1 BLK 3	17569 SF
LOT 2 BLK 1	11598 SF	LOT 2 BLK 2	11598 SF	LOT 2 BLK 3	11622 SF
LOT 3 BLK 1	11598 SF	LOT 3 BLK 2	11598 SF	LOT 3 BLK 3	12137 SF
LOT 4 BLK 1	11598 SF	LOT 4 BLK 2	11233 SF	LOT 4 BLK 3	12137 SF
LOT 5 BLK 1	11405 SF	LOT 5 BLK 2	16250 SF	LOT 5 BLK 3	12137 SF
LOT 6 BLK 1	16375 SF	LOT 6 BLK 2	16777 SF	LOT 6 BLK 3	13892 SF
LOT 7 BLK 1	15865 SF	LOT 7 BLK 2	11199 SF	LOT 7 BLK 3	11512 SF
LOT 8 BLK 1	11262 SF	LOT 8 BLK 2	11582 SF	LOT 8 BLK 3	11512 SF
LOT 9 BLK 1	11628 SF	LOT 9 BLK 2	11598 SF	LOT 9 BLK 3	11512 SF
LOT 10 BLK 1	11598 SF	LOT 10 BLK 2	13906 SF	LOT 10 BLK 3	11463 SF
LOT 11 BLK 1	11598 SF	LOT 11 BLK 2	13895 SF	LOT 11 BLK 3	10863 SF
LOT 12 BLK 1	13895 SF	LOT 12 BLK 2	11598 SF	LOT 12 BLK 3	18052 SF
LOT 13 BLK 1	13906 SF	LOT 13 BLK 2	11598 SF		
LOT 14 BLK 1	11598 SF	LOT 14 BLK 2	11234 SF		
LOT 15 BLK 1	11598 SF	LOT 15 BLK 2	18347 SF		
LOT 16 BLK 1	11598 SF				
LOT 17 BLK 1	11245 SF				
LOT 18 BLK 1	15864 SF				

R/W LINE CURVE DATA	
RADIUS	125'
LENGTH	160.75'
DELTA	73°40'57"
CHORD	149.90'

C/L RUE HAROLD JOHN CURVE DATA	
RADIUS	150'
LENGTH	58.15'
DELTA	22°12'42"
CHORD	57.78'
TANGENT	29.45'

PROJECT NO.	PARISH	SHEET NO.
13-91	TERREBONNE	2

DRIVEWAY CULVERTS		
BLOCK	LOT	SIZE
1	1	18"
1	2-7	15"
1	9-12	18"
1	12-13	24" SIDE
1	13-18	15"

DRIVEWAY CULVERTS		
BLOCK	LOT	SIZE
2	1-6	15"
2	8-10	18"
2	10-11	24" SIDE
2	11-15	15"

DRIVEWAY CULVERTS		
BLOCK	LOT	SIZE
3	1	15"
3	3-5	18"
3	6	24"
3	7-12	15"

GENERAL NOTES:

FIRST FLOOR ELEVATION WILL BE MINIMUM 18" ABOVE E STREET

STREET SIGNS TO CONFORM TO THE MANUAL OF TRAFFIC CONTROL DEVICES (LATEST EDITION)

CONSTRUCTION TO CONFORM TO LOUISIANA STANDARD SPECIFICATION FOR ROADS AND BRIDGES, LATEST EDITION, WHERE APPLICABLE.

THIS DRAWING DOES NOT PURPORT TO SHOW ALL UNDERGROUND UTILITIES.

DEDICATION OF STREETS AND SERVITUDES

THE STREETS AS DESIGNATED ON THIS SUBDIVISION PLAT ARE HEREBY FORMALLY DEDICATED FOR USE AS A SERVITUDE FOR UTILITIES AND PUBLIC PASSAGE, ONLY. THE FEE IN THE LAND BEING RESERVED, AND THE PARISH OF TERREBONNE SHALL HAVE THE RIGHT TO IMPROVE AND MAINTAIN THE SAID STREETS FOR THE CONVENIENCE OF THE PUBLIC.

THE SERVITUDES AS INDICATED ON THE PRIVATE LOTS AND THE STREET RIGHTS-OF-WAY AS SHOWN ARE HEREBY DEDICATED FOR THE USE OF CONSTRUCTING, OPERATING AND MAINTAINING UTILITIES AND OR DRAINAGE, THE FEE IN THE LAND BEING RESERVED BY THE PROPERTY OWNER.

AUTHORIZED OWNER

APPROVED AND ACCEPTED THIS DATE BY THE HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION

BY _____ FOR _____

CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PARISH OF TERREBONNE AS TO THE BLOCK LAYOUT AND STREET ALIGNMENT, AND, I HEREBY APPROVE THE SAME:

TERREBONNE PARISH CONSOLIDATED GOVERNMENT

CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE LOUISIANA REVISED STATUTES AND TERREBONNE PARISH REGULATIONS AND HEREBY APPROVE THE SAME.

FLOYD E. MILFORD, III., P.E.

I CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS AND THAT THE ACCURACY STANDARDS ARE IN ACCORDANCE WITH CLASS "C" (SUBURBAN) SURVEYS AS INDICATED IN THE ABOVE STANDARDS.

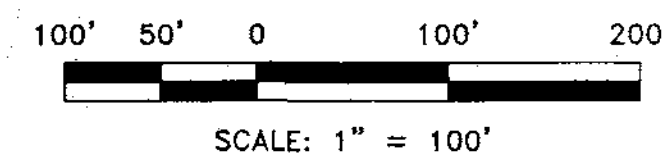
APPROVED: KENETH L. REMBERT, SURVEYOR

THESE LOTS ARE LOCATED IN ZONE "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0405, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "C" IS AN AREA OF MINIMAL FLOODING). F.E.M.A. 2006 ADVISORY PANEL NO. LA-V100 DOES NOT AFFECT THIS PROPERTY. TERREBONNE PARISH 2008 DIRM PLACES A PORTION OF THIS PROPERTY IN ZONE "AE" WITH A BASE FLOOD REQUIREMENT OF 3'.

LEGEND

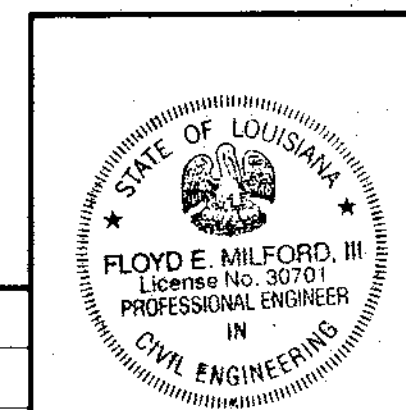
- EXISTING STREET LIGHT
- EXISTING FIRE HYDRANT
- F.H. PROPOSED FIRE HYDRANT
- PROPOSED STREET LIGHT
- BENCH MARK 4" BRASS DISC SET IN CONCRETE
- LOT ELEVATIONS
- HOUSE NUMBERS

NO STRUCTURE, FILL OR OBSTRUCTIONS SHALL BE LOCATED WITHIN ANY DRAINAGE EASEMENT OR DELINEATED FLOOD PLAIN AREA WITHOUT A LETTER OF NO OBJECTION OR EQUAL.



DATE	REVISION	BY

45 LOTS TOTAL



LAND USE: SINGLE FAMILY RESIDENTIAL
PRIVATE COMMUNITY SEWER
OPEN DITCH
SUBDIVISION PLAN

HILLCREST ESTATES
S & A CAPITAL INVESTMENTS, L.L.C.-DEVELOPER
LOCATED IN SECTION 101 & 144, T15S-R16E
TERREBONNE PARISH, LOUISIANA

MILFORD & ASSOCIATES, INC. CONSULTING ENGINEERS HOUMA, LOUISIANA	DRAWN: DAB CHK'D: F.E.M. III SCALE: 1" = 100' DATE: 17FEB14 FILE #
APPROVED BY: <i>[Signature]</i>	
JOB # 13-91	CAD # 1391-SD

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361

Ph. (985) 873-6793 – Fax (985) 580-8141

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

- A. ☐ Raw Land
☐ Re-Subdivision
- B. ☐ Mobile Home Park
☐ Residential Building Park
☐ Conceptual/Preliminary
☐ Engineering
☐ Final
- C. ☒ Major Subdivision
☐ Conceptual
☐ Preliminary
☒ Engineering
☐ Final
- D. ☐ Minor Subdivision

Variance(s) (detailed description):

THE FOLLOWING MUST BE COMPLETE TO ENSURE PROCESS OF THE APPLICATION:

- Name of Subdivision: VALHI COMMERCIAL PARK
- Developer's Name & Address: Terrebonne Land Partnership, 518 School St., Houma, LA 70360
*Owner's Name & Address: Terrebonne Land Partnership, 518 School St., Houma, LA 70360
[* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: MILFORD & ASSOCIATES, INC.

SITE INFORMATION:

- Physical Address: 1153 Valhi Commercial Park
- Location by Section, Township, Range: SECTIONS 82, 83, 84, & 102, T17S-R17E
- Purpose of Development: Industrial
- Land Use:
☐ Single-Family Residential
☐ Multi-Family Residential
☐ Commercial
☒ Industrial
- Sewerage Type:
☒ Community
☐ Individual Treatment
☐ Package Plant
☐ Other
- Drainage:
☐ Curb & Gutter
☒ Roadside Open Ditches
☐ Rear Lot Open Ditches
☐ Other
- Date and Scale of Map: 17FEB14 SCALE 1" = 100'
- Council District: 2 6 / COH Fire Dist.
- Number of Lots: 22
- Filing Fees: \$860.00

I, Floyd E. Milford, III, certify this application including the attached date to be true and correct.

Floyd E. Milford, III
Print Applicant or Agent

28 FEB 14
Date

[Signature]
Signature of Applicant or Agent

The undersigned certifies: [Signature] 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or [Signature] 2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of the listed owners concur with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

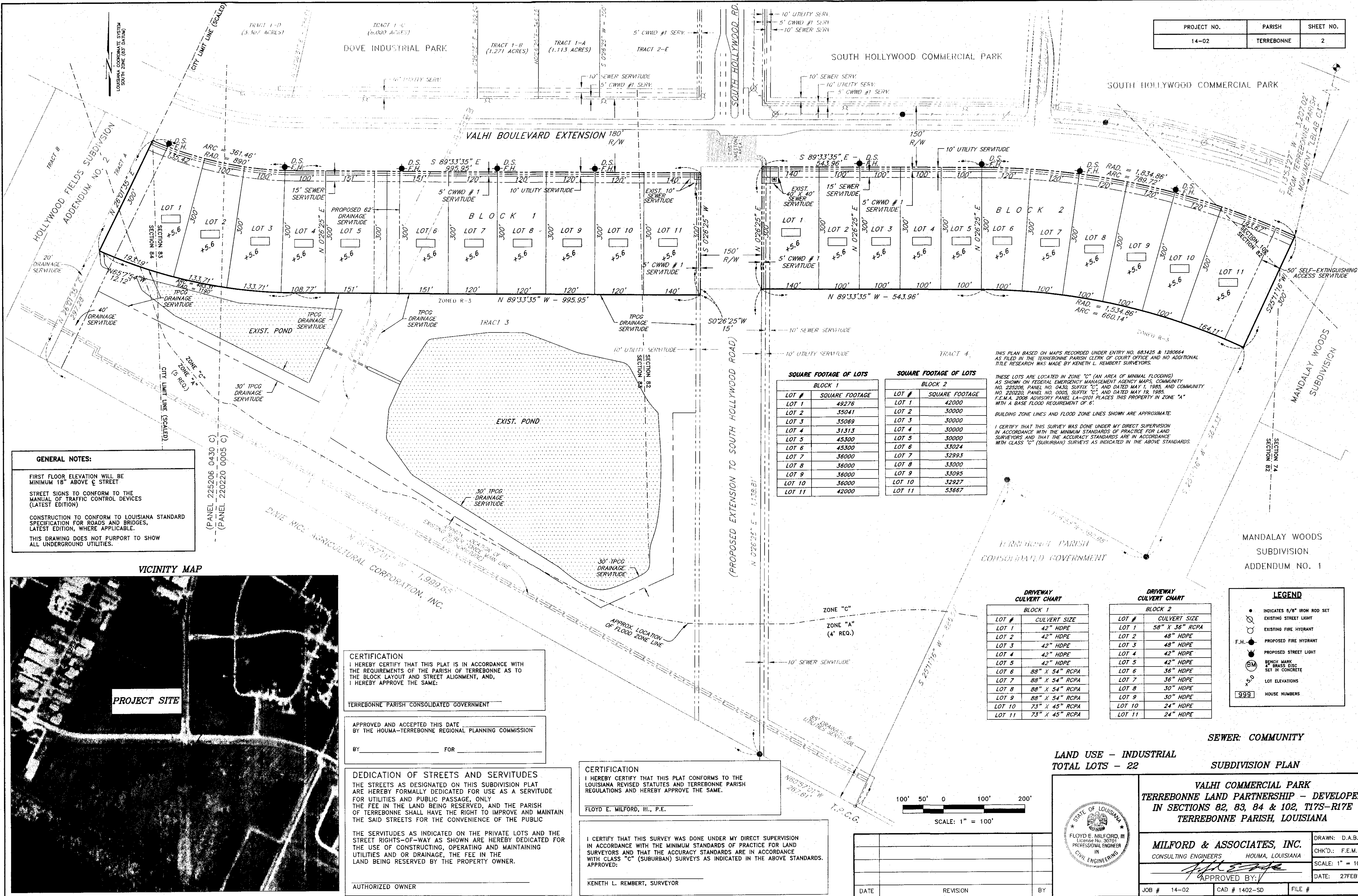
Darryl Christen
Print Name of Signature

2/25/2014
Date

[Signature]
Signature

AGENT AND MEMBER
TERREBONNE LAND PARTNERSHIP

PROJECT NO.	PARISH	SHEET NO.
14-02	TERREBONNE	2



Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361

Ph. (985) 873-6793 – Fax (985) 580-8141

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

- A. ☐ Raw Land
☐ Re-Subdivision
- B. ☐ Mobile Home Park
☐ Residential Building Park
☐ Conceptual/Preliminary
☐ Engineering
☐ Final
- C. ☒ Major Subdivision
☐ Conceptual
☐ Preliminary
☐ Engineering
☒ Final
- D. ☐ Minor Subdivision

Variance(s) (detailed description): _____

THE FOLLOWING MUST BE COMPLETE TO ENSURE PROCESS OF THE APPLICATION:

- Name of Subdivision: TRINITY COMMERCIAL PARK ADDENDUM NO. 1
- Developer's Name & Address: ANNIE 1, LLC, PO BOX 869, HOUMA, LA 70361
*Owner's Name & Address: RONALD J. SHAW, PO BOX 869, HOUMA LA 70361
[* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: MILFORD & ASSOCIATES, INC.

SITE INFORMATION:

- Physical Address: TRINITY LANE
- Location by Section, Township, Range: SECTION 4, T16S-R17E
- Purpose of Development: COMMERCIAL LOTS
- Land Use:
☐ Single-Family Residential
☐ Multi-Family Residential
☒ Commercial
☒ Industrial
- Sewerage Type:
☐ Community
☒ Individual Treatment
☐ Package Plant
☐ Other
- Drainage:
☐ Curb & Gutter
☒ Roadside Open Ditches
☐ Rear Lot Open Ditches
☐ Other
- Date and Scale of Map: 28 FEB 14 1" = 40'
- Council District: 2 / Schriever Fire Dist.
- Number of Lots: 11
- Filing Fees: \$140.00

I, FLOYD E. MILFORD, III, certify this application including the attached date to be true and correct.

FLOYD E. MILFORD, III

Print Applicant or Agent

Date

02/27/14

Signature of Applicant or Agent

The undersigned certifies: initial 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or initial 2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of the listed owners concur with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

RONALD J. SHAW

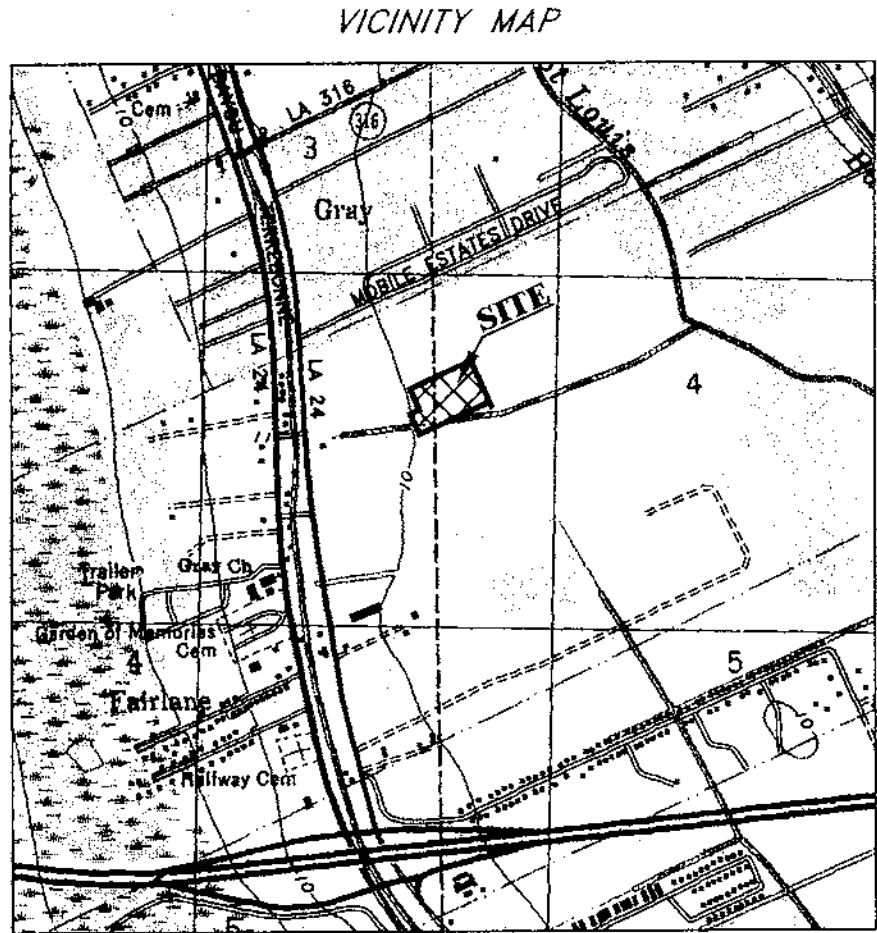
Print Name of Signature

Date

02/27/14

Signature

PC14/ 3 - 6 - 23



DRIVEWAY CULVERT CHART				
LOT & BLK #	SIZE	TYPE	SLOPE	
LOT 1 BLK 2	30"	HDPE	0.20%	
LOT 2 BLK 2	30"	HDPE	0.20%	
LOT 3 BLK 2	30"	HDPE	0.20%	
LOT 4 BLK 2	24"	HDPE	0.20%	
LOT 5 BLK 2	24"	HDPE	0.20%	
LOT 6 BLK 2	18"	HDPE	0.20%	
LOT 7 BLK 2	15"	HDPE	0.20%	
LOT 1 BLK 3	15"	HDPE	0.20%	
LOT 2 BLK 3	18"	HDPE	0.20%	
LOT 3 BLK 3	24"	HDPE	0.20%	
LOT 4 BLK 3	24"	HDPE	0.20%	

PROJECT NO.	PARISH	SHEET NO.
13-72	TERREBONNE	2

- GENERAL NOTES:**
- FIRST FLOOR ELEVATION WILL BE MINIMUM 18" ABOVE G STREET
 - STREET SIGNS TO CONFORM TO THE MANUAL OF TRAFFIC CONTROL DEVICES (LATEST EDITION)
 - CONSTRUCTION TO CONFORM TO LOUISIANA STANDARD SPECIFICATION FOR ROADS AND BRIDGES, LATEST EDITION, WHERE APPLICABLE.
 - THIS DRAWING DOES NOT PURPORT TO SHOW ALL UNDERGROUND UTILITIES.

LEGEND

- INDICATES 1/2" IRON ROD SET
- EXISTING STREET LIGHT
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- F.H. FIRE HYDRANT
- STREET LIGHT
- BENCH MARK BRASS DISC SET IN CONCRETE
- LOT ELEVATIONS
- HOUSE NUMBERS

CURVE DATA	
①	②
RADIUS - 87.50'	RADIUS - 50'
LENGTH - 137.44'	LENGTH - 78.53'
DEGREE OF CURVE - 65°28'51"	DEGREE OF CURVE - 114°35'30"
DELTA - 89°39'40"	DELTA - 89°39'16"
TANGENT - 87.49'	TANGENT - 49.96'
CHORD - 123.74'	CHORD - 70.68'

PER T.P.C.G. ORDINANCE: NO STRUCTURE, FILL OR OBSTRUCTIONS SHALL BE LOCATED WITHIN ANY DRAINAGE EASEMENT OR Delineated FLOOD PLAN WITHOUT APPROVAL FROM T.P.C.G.

DEDICATION OF STREETS AND SERVITUDES

THE STREETS DESIGNATED ON THIS SUBDIVISION PLAT ARE HEREBY FORMALLY DEDICATED FOR USE AS A SERVITUDE FOR UTILITIES AND PUBLIC PASSAGE, ONLY. THE FEE IN THE LAND BEING RESERVED, AND THE PARISH OF TERREBONNE SHALL HAVE THE RIGHT TO IMPROVE AND MAINTAIN THE SAID STREETS FOR THE CONVENIENCE OF THE PUBLIC.

THE SERVITUDES AS INDICATED ON THE PRIVATE LOTS AND THE STREET RIGHTS-OF-WAY AS SHOWN ARE HEREBY DEDICATED FOR THE USE OF CONSTRUCTING, OPERATING AND MAINTAINING UTILITIES AND OR DRAINAGE, THE FEE IN THE LAND BEING RESERVED BY THE PROPERTY OWNER.

AUTHORIZED OWNER _____

APPROVED AND ACCEPTED THIS DATE BY THE HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION

BY _____ FOR _____

CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PARISH OF TERREBONNE AS TO THE BLOCK LAYOUT AND STREET ALIGNMENT, AND, I HEREBY APPROVE THE SAME:

TERREBONNE PARISH CONSOLIDATED GOVERNMENT _____

CERTIFICATION

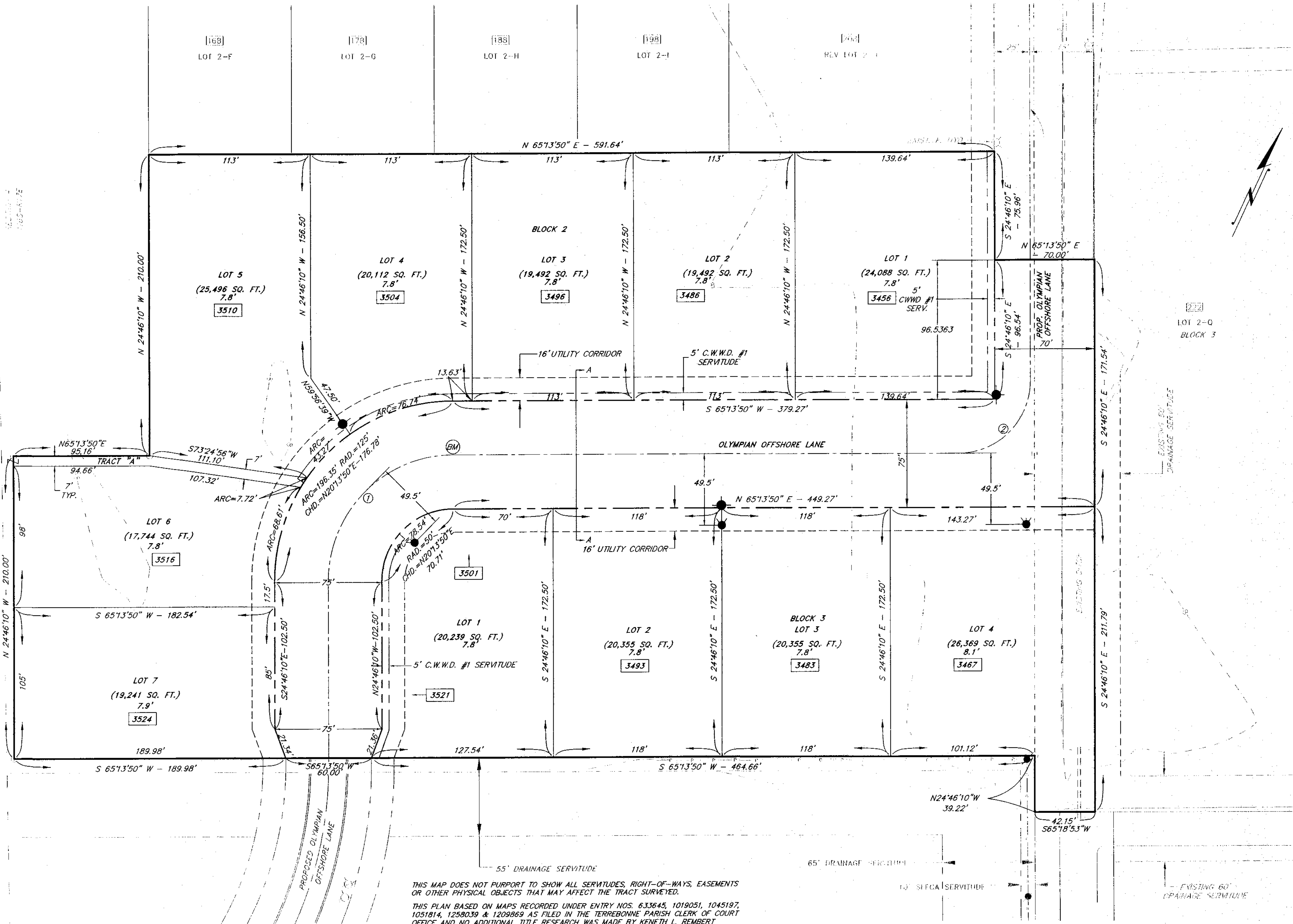
I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE LOUISIANA REVISED STATUTES AND TERREBONNE PARISH REGULATIONS AND HEREBY APPROVE THE SAME.

FLOYD E. MILFORD, III., P.E. _____

I CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS AND THAT THE ACCURACY STANDARDS ARE IN ACCORDANCE WITH CLASS "C" (SUBURBAN) SURVEYS AS INDICATED IN THE ABOVE STANDARDS.

APPROVED: _____ REG. P.L.S. No. 331

KENETH L. REMBERT, P.L.S.

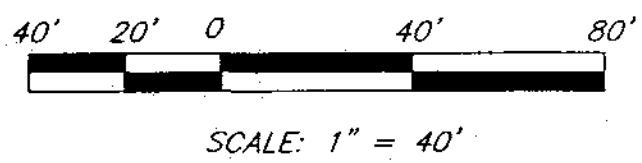


THIS MAP DOES NOT PURPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS, EASEMENTS OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE TRACT SURVEYED.

THIS PLAN BASED ON MAPS RECORDED UNDER ENTRY NOS. 633645, 1019051, 1045197, 1051814, 1258039 & 1209869 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENETH L. REMBERT SURVEYORS.

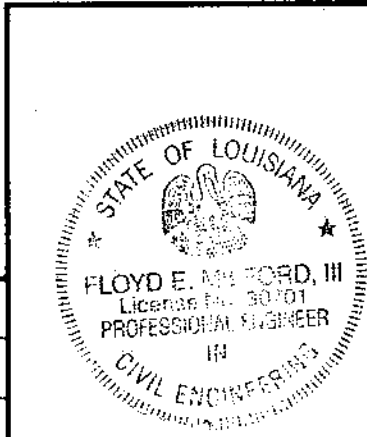
THIS MAP WAS PREPARED FOR INFORMATIONAL PURPOSES FOR SUBMITTAL TO THE HOUMA TERREBONNE REGIONAL PLANNING COMMISSION AND IS NOT IN FULL COMPLIANCE WITH THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

THIS PROPOSED STREET IS LOCATED IN ZONE "C" (AN AREA OF MINIMAL FLOODING) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0430, SUFFIX "C", AND DATED MAY 1, 1995. FEMA 2006 ADVISORY PANELS LA-R100 & LA-R101 PLACE A PORTION OF THIS PROPERTY IN ZONE "A" (BASE FLOOD REQUIREMENT IS 6').



DATE	REVISION	BY

TOTAL LOTS = 11



**COMMERCIAL & LIGHT INDUSTRIAL
OPEN DITCH
INDIVIDUAL SEWER
SUBDIVISION PLAN**

TRINITY COMMERCIAL PARK ADD. #1
ANNIE 1, L.L.C. - DEVELOPER
LOCATED IN SECTION 4, T16S-R17E
TERREBONNE PARISH, LOUISIANA

MILFORD & ASSOCIATES, INC.
CONSULTING ENGINEERS HOUMA, LOUISIANA

APPROVED BY: _____

DRAWN: D.A.B.	CHK'D: F.E.M. III
SCALE: 1" = 40'	DATE: 28FEB14
JOB # 13-72	CAD # 4372-SD_FINAL
FILE #	

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361
Ph. (985) 873-6793 - Fax (985) 580-8141

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

- A. ☐ Raw Land
☐ Re-Subdivision
C. ☒ Major Subdivision
☐ Conceptual
☐ Preliminary
☐ Engineering
☒ Final
- B. ☐ Mobile Home Park
☐ Residential Building Park
☐ Conceptual/Preliminary
☐ Engineering
☐ Final
D. ☐ Minor Subdivision

Variance(s) (detailed description): _____

THE FOLLOWING MUST BE COMPLETE TO ENSURE PROCESS OF THE APPLICATION:

- Name of Subdivision: SUGAR POINTE COMMERCIAL PARK
- Developer's Name & Address: North Hollywood Plantation, LLC
*Owner's Name & Address: Rodney Burns, 521 South Hollywood Road, Houma, LA 70360
[* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: William D. Strickland, P.L.S.

SITE INFORMATION:

- Physical Address: 1520 Valhi Blvd, Houma LA 70360
- Location by Section, Township, Range: Section 85 & 86, T17S-R17E
- Purpose of Development: To Create Commercial lots
- Land Use:
☐ Single-Family Residential
☐ Multi-Family Residential
☒ Commercial
☐ Industrial
- Sewerage Type:
☒ Community
☐ Individual Treatment
☐ Package Plant
☐ Other
- Drainage:
☐ Curb & Gutter
☒ Roadside Open Ditches
☐ Rear Lot Open Ditches
☐ Other
- Date and Scale of Map:
Rev. July 29, 2013 Scale 1"=40'
- Council District:
6 Bayou Cane Fire
- Number of Lots: 4
- Filing Fees: \$50.00

I, William D. Strickland, certify this application including the attached data to be true and correct.

William D. Strickland
Print Applicant or Agent

2/27/2014
Date

[Signature]
Signature of Applicant or Agent

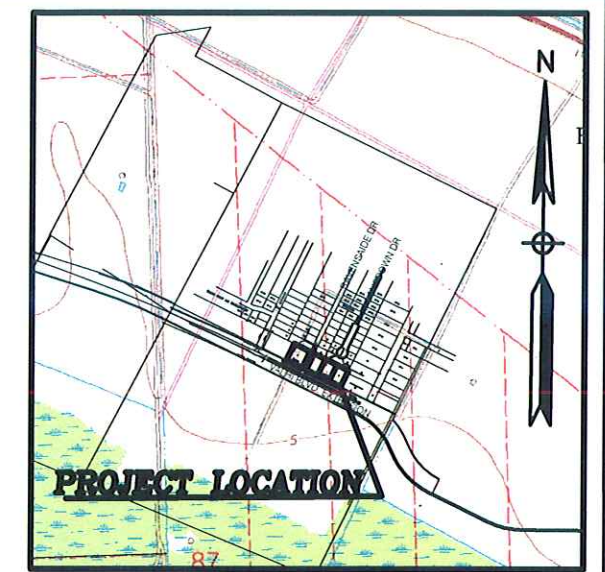
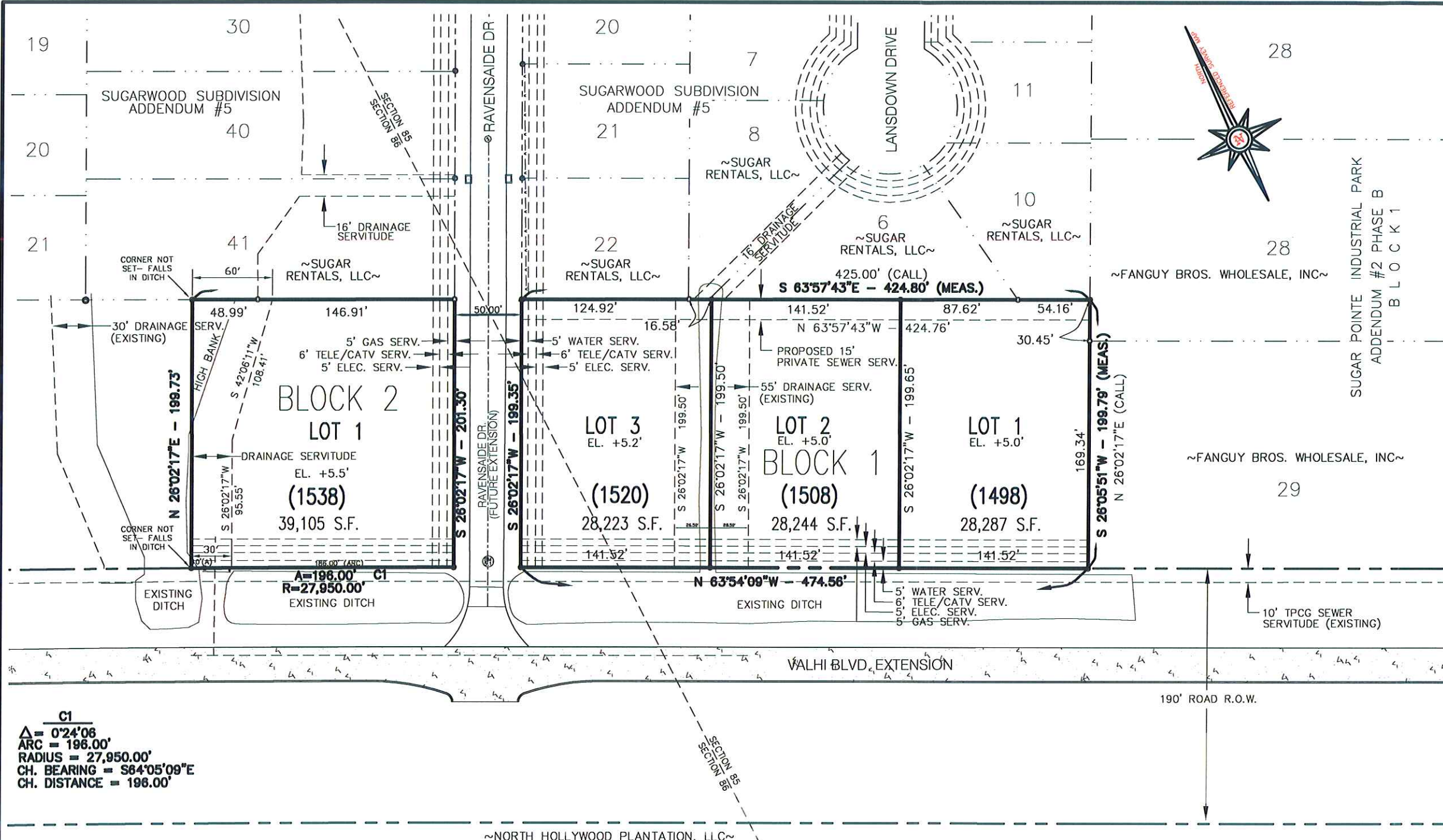
The undersigned certifies: ☐ 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or ☒ 2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of the listed owners concur with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

Rodney L. Burns
Print Name of Signature

2-27-14
Date

[Signature]
Signature

PC14/ 3 - 7 - 24



VICINITY MAP
SCALE: 1" = 2000'

- GENERAL NOTES:**
1. BEARINGS AND DISTANCES ARE REFERENCE TO THE PLAT ENTITLED: "SUGARWOOD SUBDIVISION ADDENDUM 5, A SUBDIVISION OF LAND SOUTH OF LA. HWY 311, LOCATED IN SECTIONS 85 & 86, T17S-R17E, TERREBONNE PARISH, LA." PREPARED BY T. BAKER SMITH & SON, INC. AND DATED DECEMBER 8, 2009.
 2. THIS SURVEY IS IN ACCORDANCE WITH "CLASS C" SURVEY CLASSIFICATION REQUIREMENTS OF THE LOUISIANA STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS. THE PLAT AND FIELD SURVEY WERE PREPARED AND PERFORMED UNDER MY SUPERVISION AND THEREFORE THE MEASUREMENTS AND OTHER DATA INDICATED ARE CORRECT TO THE BEST OF MY KNOWLEDGE. CLASS C SURVEY INCLUDES, BUT IS NOT LIMITED TO, SURVEYS OF RESIDENTIAL AREAS WHICH CANNOT BE CLASSIFIED AS CLASS A OR CLASS B SURVEYS.
 3. THE PROPERTY IS LOCATED IN ZONE "C" AS DESIGNATED ON F.E.M.A. F.I.R.M. PANEL #225206 040 C, DATED MAY 01, 1985. ZONE "C" HAS NO FIRST FLOOR ELEVATION REQUIREMENT. PORTIONS OF THE PROPERTY ARE LOCATED IN ZONE "A" AS DESIGNATED ON HURRICANE RITA SURGE INUNDATION AND ADVISORY FLOOD ELEVATION MAP NUMBER LA-R101, DATED FEBRUARY 23, 2006. ZONE "A" ADVISORY BASE FLOOD ELEVATION: +6.0'
 4. THIS SURVEY DOES NOT PURPORT TO SHOW THE LOCATION OF ANY EXISTING SERVITUDES, EASEMENTS, AND/OR RIGHTS-OF-WAY WHICH MAY AFFECT SAID TRACTS EXCEPT AS OTHERWISE SHOWN HEREON.
 5. THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY THE CLIENT WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
 6. PERMANENT BOUNDARY CORNERS AND BENCHMARKS TO BE SET UPON FINAL APPROVAL OF THE HOUMA TERREBONNE REGIONAL PLANNING COMMISSION.
 7. FINAL LOT ELEVATIONS TO BE SHOWN AFTER FINAL LOT GRADING.
 8. LAND USE TO BE COMMERCIAL.
 9. NO STRUCTURE, FILL, OR OBSTRUCTIONS SHALL BE LOCATED WITHIN ANY DRAINAGE EASEMENT OR DELINEATED FLOOD PLANE.

CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE TERREBONNE PARISH CONSOLIDATED GOVERNMENT, STATE OF LOUISIANA, AS TO THE BLOCK LAYOUT AND STREET ALIGNMENT, AND I APPROVE THE SAME.

BY _____
TERREBONNE PARISH CONSOLIDATED GOVERNMENT

CERTIFICATION:
APPROVED AND ACCEPTED THIS DATE _____
BY THE HOUMA TERREBONNE REGIONAL PLANNING COMMISSION

BY _____
FINAL APPROVAL

DEDICATION OF STREETS AND UTILITY SERVITUDES
THE STREETS AS DESIGNATED ON THE WITHIN SUBDIVISION PLAT ARE HEREBY FORMALLY DEDICATED FOR USE AS A SERVITUDE FOR THE PURPOSE OF PUBLIC PASSAGE ONLY, AND TERREBONNE PARISH SHALL HAVE THE RIGHT TO IMPROVE AND MAINTAIN THE SAID SERVITUDE FOR THE CONVENIENCE OF THE PUBLIC. THE UTILITY SERVITUDES AND THE STREET SERVITUDES SHOWN ON THE WITHIN PLAT ARE HEREBY DEDICATED FOR CONSTRUCTING, OPERATING, AND MAINTAINING DRAINAGE STRUCTURES AND/OR UTILITIES. THE FEE TITLE IN THE LAND OF ALL SERVITUDES ARE RESERVED BY THE OWNER.

APPROVED BY: NORTH HOLLYWOOD PLANTATION, LLC
521 South Hollywood Road
HOUMA, LA 70306

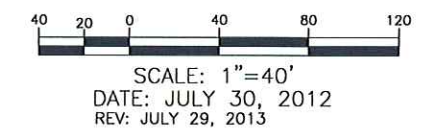
FOR: _____
Mr. Rodney L. Burns, Sr.
OWNER/DEVELOPER

- FUTURE DRIVEWAY CULVERTS SHALL BE AS LISTED BELOW:**
- BLOCK 1**
LOT 1: 54" MIN. BCCMP
LOT 2: 54" MIN. BCCMP
LOT 3: 54" MIN. BCCMP
- BLOCK 2**
LOT 1: 60" MIN. BCCMP

- LEGEND**
- - SET 3/4" IRON PIPE
 - - FOUND 3/4" IRON PIPE
 - ⊙ - DENOTES EXISTING FIRE HYDRANT
 - ⊕ - DENOTES BENCHMARK 5.1" NAVD83

Prepared By:
PROVIDENCE/GSE
GSE ASSOCIATES, LLC
Engineers • Architects • Planners • Surveyors
991 Grand Calicut Road, Suite 201, Houma, Louisiana 70303-5705
Phone (855) 876-6340 Fax (855) 876-6621
2315 North Woodlawn Avenue, Suite 201, Metairie, Louisiana 70002-7402
Phone (504) 484-1710 Fax (504) 484-1781
800 Young Road Morgan City, Louisiana 70381
Phone (855) 384-2521 Fax (855) 876-6621

**SUGAR POINTE COMMERCIAL PARK
ON PROPERTY BELONGING TO
NORTH HOLLYWOOD PLANTATION, L.L.C.**
**LOCATED IN SECTIONS 85 & 86, T17S-R17E
TERREBONNE PARISH, LOUISIANA**



WILLIAM D. STRICKLAND
REGISTERED PROFESSIONAL
LAND SURVEYOR
LA. LICENSE NO. 5088

DATE	DESCRIPTION
8/1/12	REVISE PROJECT NAME; ADD 911 ADDRESSES
2/19/12	R/W COURSE AND CULVERT INFORMATION
7/29/13	DRAINAGE ACCESS SERVITUDE
REVISIONS	